Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/68 SCOTT STREET DANDENONG VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$405,000	&	$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$439,999	Property type	Unit	Suburb	Dandenong
Period-from	01 Jul 2021	to	30 Jun 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/37 PICKETT STREET DANDENONG VIC 3175	$420,000	15-Jun-22
2/68 ANN STREET DANDENONG VIC 3175	$445,000	31-Mar-22
3/89 ANN STREET DANDENONG VIC 3175	$430,000	28-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 July 2022

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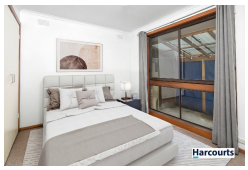
1/37 PICKETT STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$420,000** Sold Date **15-Jun-22**

Distance **0.07km**



2/68 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price **$445,000** Sold Date **31-Mar-22**

Distance **1.18km**



3/89 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price **$430,000** Sold Date **28-Feb-22**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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