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	11/35 Herbert 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Feb 2021	to	31 Jan 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
14/35 Herbert Street Dandenong VIC 3175	$402,000	19-Jul-21
4/93 Cleeland Street Dandenong VIC 3175	$381,999	07-Oct-21
3/62 David Street Dandenong VIC 3175	$365,000	16-Sep-21

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: 07 February 2022

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14/35 Herbert Street Dandenong VIC 3175

2 1 1

Sold Price **$402,000** Sold Date **19-Jul-21**

Distance **0.02km**



4/93 Cleeland Street Dandenong VIC 3175

2 1 1

Sold Price **$381,999** Sold Date **07-Oct-21**

Distance **0.18km**



3/62 David Street Dandenong VIC 3175

2 1 1

Sold Price **$365,000** Sold Date **16-Sep-21**

Distance **0.33km**

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

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