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	1/32 BRUCE 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Oct 2023	to	30 Sep 2024	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
1/11 BRUCE STREET DANDENONG VIC 3175	$605,000	09-Aug-24
3/6 ROBERT STREET DANDENONG VIC 3175	$625,000	29-Apr-24
2/35 GRACE AVENUE DANDENONG VIC 3175	$640,000	03-May-24

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.~~

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1/11 BRUCE STREET DANDENONG VIC 3175

3 2 1

Sold Price **$605,000** Sold Date **09-Aug-24**

Distance **0.18km**



3/6 ROBERT STREET DANDENONG VIC 3175

3 2 1

Sold Price **$625,000** Sold Date **29-Apr-24**

Distance **0.26km**



2/35 GRACE AVENUE DANDENONG VIC 3175

3 2 1

Sold Price **$640,000** Sold Date **03-May-24**

Distance **0.56km**

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

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