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	3/22 OLIVE 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	$380,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$445,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Jul 2023	to	30 Jun 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
4/26 HAMMOND ROAD DANDENONG VIC 3175	$375,000	19-Jul-24
4/36 HAMMOND ROAD DANDENONG VIC 3175	$425,000	12-Feb-24
3/93 CLEELAND STREET DANDENONG VIC 3175	$435,000	19-Mar-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.~~

This Statement of Information was prepared on: 30 July 2024

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4/26 HAMMOND ROAD DANDENONG VIC 3175

2 1 1

Sold Price RS $375,000 Sold Date 19-Jul-24

Distance 1.69km



4/36 HAMMOND ROAD DANDENONG VIC 3175

2 1 1

Sold Price $425,000 Sold Date 12-Feb-24

Distance 1.83km



3/93 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price $435,000 Sold Date 19-Mar-24

Distance 0.33km

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

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