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	6 CHARLES 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,000	Property type	House	Suburb	Dandenong
Period-from	01 Aug 2023	to	31 Jul 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
2 AXEL STREET DANDENONG VIC 3175	$800,000	17-Jun-24
20 BULONG STREET DANDENONG VIC 3175	$775,000	31-Mar-24
46 EDWARD AVENUE DANDENONG VIC 3175	$720,000	05-Apr-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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2 AXEL STREET DANDENONG VIC 3175

3 1 2

Sold Price RS **$800,000** UN

Sold Date **17-Jun-24**

Distance **0.98km**



20 BULONG STREET DANDENONG VIC 3175

3 2 2

Sold Price **$775,000**

Sold Date **31-Mar-24**

Distance **1.21km**



46 EDWARD AVENUE DANDENONG VIC 3175

3 1 1

Sold Price RS **$720,000**

Sold Date **05-Apr-24**

Distance **0.39km**

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

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