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<br>Including suburb and postcode | 1/49 FIFTH AVENUE 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 | $490,000 | & | $540,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $425,000 | Property type | Unit | Suburb | Dandenong |
| Period-from | 01 Nov 2022 | to | 31 Oct 2023 | 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 |
|---|---|---|
| 3/10 GOLDLANG STREET DANDENONG VIC 3175 | $540,000 | 12-Oct-23 |
| 3/27 BELFORT STREET DANDENONG VIC 3175 | $520,000 | 09-Oct-23 |
| 1/2 BRUCE STREET DANDENONG VIC 3175 | $531,000 | 29-Aug-23 |

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: 06 November 2023

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**3/10 GOLDLANG STREET DANDENONG VIC 3175**

2 1 1

Sold Price RS $540,000 Sold Date 12-Oct-23

Distance 0.81km



**3/27 BELFORT STREET DANDENONG VIC 3175**

3 1 1

Sold Price RS $520,000 Sold Date 09-Oct-23

Distance 0.56km



**1/2 BRUCE STREET DANDENONG VIC 3175**

2 1 2

Sold Price $531,000 Sold Date 29-Aug-23

Distance 0.95km

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

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