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	1/36 CANBERRA 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,500	Property type	Unit	Suburb	Dandenong
Period-from	01 Feb 2022	to	31 Jan 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
2/1 DALGETY STREET DANDENONG VIC 3175	$525,000	05-Sep-22
2/19 GRETANA STREET DANDENONG VIC 3175	$550,000	17-Jan-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: 13 February 2023

Harcourts
Michael McPhillips
M 0402495021
E sm1asap@harcourts.com.au



2/1 DALGETY STREET DANDENONG VIC 3175

3 1 1

Sold Price **$525,000** Sold Date **05-Sep-22**

Distance **0.36km**



2/19 GRETANA STREET DANDENONG VIC 3175

3 2 2

Sold Price RS **$550,000** Sold Date **17-Jan-23**

Distance **0.34km**

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

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