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 GRACE 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$748,500	Property type	House	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
3 BESS COURT DANDENONG VIC 3175	$600,000	09-Feb-23
4 ASH GROVE DANDENONG VIC 3175	$630,000	28-Nov-22
63 BENGA AVENUE DANDENONG VIC 3175	$645,000	23-Dec-22

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: 22 February 2023

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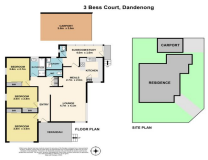

3 BESS COURT DANDENONG VIC 3175

3 1 2

Sold Price RS $600,000 Sold Date 09-Feb-23

Distance 0.45km



4 ASH GROVE DANDENONG VIC 3175

3 1 -

Sold Price $630,000 Sold Date 28-Nov-22

Distance 1.25km



63 BENGA AVENUE DANDENONG VIC 3175

4 1 1

Sold Price $645,000 Sold Date 23-Dec-22

Distance 1.9km

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

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