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	4/36 BRUCE 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	$385,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$429,500	Property type	Unit	Suburb	Dandenong
Period-from	01 Nov 2021	to	31 Oct 2022	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
7/64-66 STUD ROAD DANDENONG VIC 3175	$400,000	13-Aug-22
1/14 CLEMENT STREET DANDENONG VIC 3175	$440,000	31-Oct-22
8/3-5 EDWARD AVENUE DANDENONG VIC 3175	$390,000	22-Aug-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: 04 November 2022

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7/64-66 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$400,000** Sold Date **13-Aug-22**

Distance **0.21km**

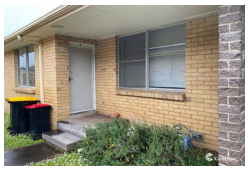


1/14 CLEMENT STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$440,000** UN Sold Date **31-Oct-22**

Distance **0.66km**



8/3-5 EDWARD AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$390,000** Sold Date **22-Aug-22**

Distance **0.88km**

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

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