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	1/33 SARONA 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Oct 2021	to	30 Sep 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
2/35 SARONA STREET DANDENONG VIC 3175	$521,000	18-Jul-22
2/8 SUNNYSIDE AVENUE DANDENONG VIC 3175	$520,000	20-May-22
1/33 HERBERT STREET DANDENONG VIC 3175	$510,000	26-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: 12 October 2022

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2/35 SARONA STREET DANDENONG VIC 3175

2 1 2

Sold Price **$521,000** Sold Date **18-Jul-22**

Distance **0.03km**



2/8 SUNNYSIDE AVENUE DANDENONG VIC 3175

2 1 2

Sold Price **$520,000** Sold Date **20-May-22**

Distance **0.46km**



1/33 HERBERT STREET DANDENONG VIC 3175

2 1 2

Sold Price RS **$510,000** Sold Date **26-Aug-22**

Distance **1.24km**

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

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