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	12 Adelaide 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Dec 2020	to	30 Nov 2021	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
43 Wilma Avenue Dandenong VIC 3175	$970,000	30-Aug-21
62 Princes Highway Dandenong VIC 3175	$910,000	26-Jun-21
82 Elonera Road Noble Park North VIC 3174	$910,000	31-Jul-21

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.~~

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43 Wilma Avenue Dandenong VIC 3175

3 2 2

Sold Price RS $970,000 Sold Date 30-Aug-21

Distance 1.12km



62 Princes Highway Dandenong VIC 3175

3 1 1

Sold Price $910,000 Sold Date 26-Jun-21

Distance 1.56km



82 Elonera Road Noble Park North VIC 3174

3 2 2

Sold Price

Sold Date 31-Jul-21

Distance 1.82km

RS = Recent sale UN = Undisclosed Sale

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