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	1/52 SCOTT 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	$290,000	&	$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Feb 2023	to	31 Jan 2024	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
7/4-6 KEYS STREET DANDENONG VIC 3175	$335,000	19-Sep-23
12/24 RODD STREET DANDENONG VIC 3175	$300,000	30-Oct-23
4/7 HEMMINGS STREET DANDENONG VIC 3175	$320,000	12-Dec-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: 07 February 2024

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7/4-6 KEYS STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $335,000 Sold Date 19-Sep-23

Distance 0.17km

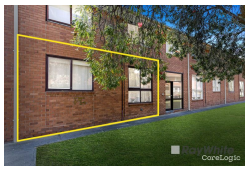


12/24 RODD STREET DANDENONG VIC 3175

2 1 1

Sold Price $300,000 Sold Date 30-Oct-23

Distance 0.12km



4/7 HEMMINGS STREET DANDENONG VIC 3175

2 1 1

Sold Price RS $320,000 Sold Date 12-Dec-23

Distance 0.23km

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

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