Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/11A Ross Street Dandenong, 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$510,000 & $560,000

Median sale price

Median price	NOT PROVIDED	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Jul-2021	to	30-Jun-2022	Source	CORELOGIC RP DATA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	2/8 SUNNYSIDE AVENUE DANDENONG VIC 3175	NOT PROVIDED	27-May-2022
2	2/111 MCCRAE STREET DANDENONG VIC 3175	NOT PROVIDED	31-Jan-2022
3	2/2 MELBE CRESCENT DANDENONG VIC 3175	NOT PROVIDED	17-Jun-2022

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