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	1/12A Grandview Avenue 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	$570,000	&	$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Other	Suburb	Dandenong
Period-from	01 Oct 2018	to	30 Sep 2019	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
1/6 Robert Street Dandenong VIC 3175	$612,000	03-Jun-19
1/13 Bruce Street Dandenong VIC 3175	$550,000	17-Aug-19
2/6 Robert Street Dandenong VIC 3175	$550,000	02-Jul-19

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: 15 October 2019

Raine&Horne.

rosy tran
P (03) 9548 4011
M 0434 495 159
E rosy.tran@springvale.rh.com.au

1/6 Robert Street Dandenong VIC 3175

3 2 1

Sold Price **$612,000** Sold Date **03-Jun-19**

Distance **0.53km**

1/13 Bruce Street Dandenong VIC 3175

3 2 1

Sold Price **$550,000** Sold Date **17-Aug-19**

Distance **0.85km**

2/6 Robert Street Dandenong VIC 3175

3 2 1

Sold Price Sold Date **02-Jul-19**

Distance **0.54km**

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

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