

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

8 WELLER 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 2023

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

6 TANGERINE CLOSE DANDENONG VIC 3175	\$677,000	04-Jul-23
28 STEVEN STREET DANDENONG VIC 3175	\$680,000	06-Sep-23
3/11 BURROWS AVENUE DANDENONG VIC 3175	\$636,000	22-May-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: 15 November 2023



6 TANGERINE CLOSE DANDENONG VIC 3175

 3
  2
  1

Sold Price

RS

\$677,000

Sold Date

04-Jul-23

Distance

0.72km


28 STEVEN STREET DANDENONG VIC 3175

 3
  2
  2

Sold Price

\$680,000

Sold Date

06-Sep-23

Distance

1.2km


3/11 BURROWS AVENUE DANDENONG VIC 3175

 3
  2
  3

Sold Price

\$636,000

Sold Date

22-May-23

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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