

## 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

47D King Street Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 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

4/3 High Street Dandenong VIC 3175	\$535,000	11-Aug-21
36A Blossom Drive Doveton VIC 3177	\$525,000	15-May-21
1/36 Canberra Avenue Dandenong VIC 3175	\$540,000	28-Apr-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.~~

This Statement of Information was prepared on: 14 October 2021



**4/3 High Street Dandenong VIC 3175**

3 2 1

Sold Price

**\$535,000**

Sold Date

**11-Aug-21**

Distance

**0.99km**



**36A Blossom Drive Doveton VIC 3177**

3 2 1

Sold Price

**\$525,000**

Sold Date

**15-May-21**

Distance

**1.23km**



**1/36 Canberra Avenue Dandenong VIC 3175**

3 1 1

Sold Price

**\$540,000**

Sold Date

**28-Apr-21**

Distance

**2km**

RS = Recent sale

UN = Undisclosed Sale

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