

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

2/102 HERBERT 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2023

to

31 Oct 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

1/6 BRUCE STREET DANDENONG VIC 3175	\$490,000	06-Sep-24
41 NEW STREET DANDENONG VIC 3175	\$530,000	08-Jun-24
17/35 DAVID STREET DANDENONG VIC 3175	\$525,000	01-May-24

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: 01 November 2024



**1/6 BRUCE STREET DANDENONG
VIC 3175**

 3  1  -

Sold Price

\$490,000

Sold Date **06-Sep-24**

Distance **0.66km**



**41 NEW STREET DANDENONG VIC
3175**

 3  1  -

Sold Price

\$530,000

Sold Date **08-Jun-24**

Distance **0.97km**



**17/35 DAVID STREET DANDENONG
VIC 3175**

 3  1  1

Sold Price

\$525,000

Sold Date **01-May-24**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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