

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

13/23 Edith 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2020

to

31 Jul 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

17/23 Edith Street Dandenong VIC 3175	\$300,000	13-Apr-21
6/23 Edith Street Dandenong VIC 3175	\$320,000	22-Jun-21
3/104 David Street Dandenong VIC 3175	\$334,999	25-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: 02 August 2021



17/23 Edith Street Dandenong VIC 3175 Sold Price **\$300,000** Sold Date **13-Apr-21**
 Distance -

2 1 1



6/23 Edith Street Dandenong VIC 3175 Sold Price ^{RS} **\$320,000** Sold Date **22-Jun-21**
 Distance -

2 1 1



3/104 David Street Dandenong VIC 3175 Sold Price **\$334,999** Sold Date **25-Apr-21**
 Distance **0.51km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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