

## 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

10 TRENDE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

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

2 AXEL STREET DANDENONG VIC 3175	\$800,000	15-Jun-24
10 GLORIA AVENUE DANDENONG NORTH VIC 3175	\$780,000	17-Jun-24
3 BEATRICE STREET NOBLE PARK VIC 3174	\$788,000	08-Jun-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: 12 November 2024



**2 AXEL STREET DANDENONG VIC 3175**

 3  1  2

Sold Price

**\$800,000**

Sold Date

**15-Jun-24**

Distance

**1.67km**



**10 GLORIA AVENUE DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price

**\$780,000**

Sold Date

**17-Jun-24**

Distance

**1.41km**



**3 BEATRICE STREET NOBLE PARK VIC 3174**

 3  1  1

Sold Price

**\$788,000**

Sold Date

**08-Jun-24**

Distance

**1.58km**

RS = Recent sale

UN = Undisclosed Sale

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