

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

2/11 Jeffrey Street Dandenong North 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Feb 2020

to

31 Jan 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

| | | |
|---|-----------|-----------|
| 2/10 Kallay Street Dandenong North VIC 3175 | \$520,000 | 11-Jan-21 |
| 9/17 Cypress Grove Dandenong North VIC 3175 | \$480,000 | 09-Feb-21 |
| 3/28 David Street Dandenong VIC 3175 | \$488,000 | 10-Feb-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.~~

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**2/10 Kallay Street Dandenong
North VIC 3175**

2 1 1

Sold Price **\$520,000** Sold Date **11-Jan-21**

Distance **0.86km**



**9/17 Cypress Grove Dandenong
North VIC 3175**

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **09-Feb-21**

Distance **1.06km**



**3/28 Davay Street Dandenong VIC
3175**

2 1 2

Sold Price ^{RS} **\$488,000** ^{UN} Sold Date **10-Feb-21**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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