

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

3 OSBORNE 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

\$610,000

&

\$671,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 2023

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 JACKS PLACE DANDENONG VIC 3175	\$610,000	12-May-23
2/4 LYONS COURT DANDENONG NORTH VIC 3175	\$651,000	09-Sep-23
13 QUEEN STREET DANDENONG VIC 3175	\$610,000	27-May-23

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: 03 October 2023



4 JACKS PLACE DANDENONG VIC 3175

Sold Price

^{RS}

\$610,000

Sold Date

12-May-23

 3

 2

 1

Distance

0.84km



2/4 LYONS COURT DANDENONG NORTH VIC 3175

Sold Price

^{RS}

\$651,000

Sold Date

09-Sep-23

 3

 1

 2

Distance

1.31km



13 QUEEN STREET DANDENONG VIC 3175

Sold Price

\$610,000

Sold Date

27-May-23

 3

 2

 1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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