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	2/37 POWER 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,500	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2021	to	30 Apr 2022	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
2/9 KING GEORGE PARADE DANDENONG VIC 3175	$650,000	21-Dec-21
7/27 HORNSBY STREET DANDENONG VIC 3175	$630,000	09-May-22
5/53 KING STREET DANDENONG VIC 3175	$672,000	18-Mar-22

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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2/9 KING GEORGE PARADE DANDENONG VIC 3175

3 2 2

Sold Price $650,000 Sold Date 21-Dec-21

Distance 2.92km



7/27 HORNSBY STREET DANDENONG VIC 3175

3 2 2

Sold Price RS $630,000 Sold Date 09-May-22

Distance 1.7km

5/53 KING STREET DANDENONG VIC 3175

3 2 2

Sold Price RS $672,000 Sold Date 18-Mar-22

Distance 0.67km

RS = Recent sale **UN** = Undisclosed Sale

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