

## 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

2/80 King George Parade 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2/66 Jones Road Dandenong VIC 3175            | \$560,000 | 25-May-21 |
| 3/5 Elray Avenue Dandenong VIC 3175           | \$507,000 | 13-Apr-21 |
| 2/18 Gardiner Avenue Dandenong North VIC 3175 | \$570,000 | 07-Mar-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: 22 June 2021

Phuc Le  
M 0422765899  
E phuc.le@leandco.com.au



**2/66 Jones Road Dandenong VIC 3175**

3 2 2

Sold Price

<sup>RS</sup> **\$560,000** Sold Date **25-May-21**

Distance **0.37km**



**3/5 Elray Avenue Dandenong VIC 3175**

3 2 2

Sold Price

**\$507,000** Sold Date **13-Apr-21**

Distance **0.5km**



**2/18 Gardiner Avenue Dandenong North VIC 3175**

3 2 2

Sold Price

**\$570,000** Sold Date **07-Mar-21**

Distance **1.44km**

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

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