

## 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

2/13 PARKVIEW CLOSE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2022

to

28 Feb 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3/22 BRUCE STREET DANDENONG VIC 3175 | \$500,000 | 10-Feb-23 |
| 2/10 OLIVE STREET DANDENONG VIC 3175 | \$490,000 | 06-Oct-22 |
| 4/48 DAVID STREET DANDENONG VIC 3175 | \$470,000 | 16-Mar-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.~~

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**3/22 BRUCE STREET DANDENONG  
VIC 3175**

Sold Price

**\$500,000**

Sold Date

**10-Feb-23**

2

1

2

Distance

**0.95km**



**2/10 OLIVE STREET DANDENONG  
VIC 3175**

Sold Price

**\$490,000**

Sold Date

**06-Oct-22**

2

1

2

Distance

**1.12km**



**4/48 DAVID STREET DANDENONG  
VIC 3175**

Sold Price

<sup>RS</sup> **\$470,000**

Sold Date

**16-Mar-23**

2

1

1

Distance

**1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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