

# 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

2/19 Olive Street, Dandenong Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000

&

\$484,000

### Median sale price

Median price \$420,000

Property Type Unit

Suburb Dandenong

Period - From 01/01/2022

to 31/12/2022

Source REIV

### 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 six 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
1	1/12 Burrows Av DANDENONG 3175	\$480,000	15/09/2022
2	2/33 Sarona St DANDENONG 3175	\$467,500	10/11/2022
3	2/21 Stud Rd DANDENONG 3175	\$450,000	19/10/2022

**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 six months.~~

This Statement of Information was prepared on:

15/03/2023 22:05



 2    1    1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$484,000

**Median Unit Price**

Year ending December 2022: \$420,000

## Comparable Properties



**1/12 Burrows Av DANDENONG 3175 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$480,000

**Method:** Sale

**Date:** 15/09/2022

**Property Type:** Flat/Unit/Apartment (Res)

**2/33 Sarona St DANDENONG 3175 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$467,500

**Method:** Sale

**Date:** 10/11/2022

**Property Type:** Strata Unit/Townhouse -  
Conjoined

**2/21 Stud Rd DANDENONG 3175 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$450,000

**Method:** Sale

**Date:** 19/10/2022

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869