

## 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

7/5-7 Potter 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) (\*Delete single price or range as applicable)

Single Price

\$275,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$401,625

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2020

to

31 Jan 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

2/145 Princes Highway Dandenong VIC 3175	\$280,000	31-Dec-20
26/153 Princes Highway Dandenong VIC 3175	\$275,999	17-Nov-20

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 February 2021



## 2/145 Princes Highway Dandenong VIC 3175

2 1 1

Sold Price

<sup>RS</sup> \$280,000 Sold Date 31-Dec-20

Distance 0.87km



## 26/153 Princes Highway Dandenong VIC 3175

2 1 1

Sold Price

\$275,999 Sold Date 17-Nov-20

Distance 0.95km

RS = Recent sale

UN = Undisclosed Sale

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