

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

5/149A PRINCES HIGHWAY 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 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

4/149A PRINCES HIGHWAY DANDENONG VIC 3175	\$375,000	25-May-22
109/8 STANLEY STREET DANDENONG VIC 3175	\$360,000	02-Jun-22
14/125 CHANDLER ROAD NOBLE PARK VIC 3174	\$410,000	09-Aug-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.~~

This Statement of Information was prepared on: 17 October 2022

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**4/149A PRINCES HIGHWAY
DANDENONG VIC 3175**

2 2 1

Sold Price

\$375,000

Sold Date **25-May-22**

Distance

0km



**109/8 STANLEY STREET
DANDENONG VIC 3175**

2 2 1

Sold Price

\$360,000

Sold Date **02-Jun-22**

Distance

0.85km



**14/125 CHANDLER ROAD NOBLE
PARK VIC 3174**

2 2 1

Sold Price

\$410,000

Sold Date **09-Aug-22**

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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