

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

102/8 PODMORE STREET 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 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

1/6 PODMORE STREET DANDENONG VIC 3175	\$375,000	27-Oct-23
1/99 MCCRAE STREET DANDENONG VIC 3175	\$300,000	15-Sep-23
714/157 LONSDALE STREET DANDENONG VIC 3175	\$270,000	12-Jan-24

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: 31 January 2024



1/6 PODMORE STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$375,000

Sold Date

27-Oct-23

Distance

0.02km


1/99 MCCRAE STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$300,000**

Sold Date

15-Sep-23

Distance

0.9km


714/157 LONSDALE STREET DANDENONG VIC 3175

 1
  1
  1

Sold Price

^{RS} **\$270,000**

Sold Date

12-Jan-24

Distance

0.8km
RS = Recent sale

UN = Undisclosed Sale

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