

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

3/48 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

14/40 PRINCES HIGHWAY DANDENONG VIC 3175	\$241,000	06-Dec-24
2/61-63 CLOW STREET DANDENONG VIC 3175	\$245,000	07-Oct-24
25/151 PRINCES HIGHWAY DANDENONG VIC 3175	\$260,000	27-Aug-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: 20 February 2025

**14/40 PRINCES HIGHWAY
DANDENONG VIC 3175**

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Sold Price

RS

\$241,000Sold Date **06-Dec-24**Distance **0.09km****2/61-63 CLOW STREET
DANDENONG VIC 3175**

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Sold Price

\$245,000Sold Date **07-Oct-24**Distance **0.76km****25/151 PRINCES HIGHWAY
DANDENONG VIC 3175**

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Sold Price

\$260,000Sold Date **27-Aug-24**Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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