

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 41/1554-1556 Dandenong Road, Huntingdale VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$465,000 & \$495,000

Median sale price

Median price \$410,000 Property type Unit Suburb HUNTINGDALE

Period - From 18/09/2024 to 17/09/2024 Source core_logic

Comparable property sales

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
1 412/19-21 Hanover Street, Oakleigh VIC 3166	\$485,100	24/01/2024
2 12/82-86 Atherton Road, Oakleigh VIC 3166	\$438,200	31/07/2024
3	\$	

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: 18/09/2024