

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

15/149A 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 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

3/149A Princes Highway Dandenong VIC 3175	\$310,000	06-Feb-21
23/3-5 Hutton Street Dandenong VIC 3175	\$335,000	21-Apr-21
325/80 Cheltenham Road Dandenong VIC 3175	\$380,100	03-May-21

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: 12 May 2021

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**3/149A Princes Highway
Dandenong VIC 3175**

2 2 1

Sold Price **\$310,000** Sold Date **06-Feb-21**

Distance -



**23/3-5 Hutton Street Dandenong
VIC 3175**

2 2 1

Sold Price ^{RS} **\$335,000** Sold Date **21-Apr-21**

Distance **1.32km**



**325/80 Cheltenham Road
Dandenong VIC 3175**

2 2 1

Sold Price ^{RS} **\$380,100** Sold Date **03-May-21**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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