

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

6/149 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 2024

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

7/149 PRINCES HIGHWAY DANDENONG VIC 3175	\$265,000	21-Jun-24
6/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$290,000	25-Sep-24
6/7 JAMES STREET DANDENONG VIC 3175	\$290,000	10-Apr-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: 04 October 2024



**7/149 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$265,000** Sold Date **21-Jun-24**

Distance **0km**



**6/153 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$290,000** Sold Date **25-Sep-24**

Distance **0.08km**



**6/7 JAMES STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$290,000** Sold Date **10-Apr-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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