

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 19/44 Princes Highway, Dandenong, VIC 3175

Indicative selling price

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

Price Range \$289,000 & \$315,000

Median sale price

Median price \$388,500 Property Type Apartment Suburb Dandenong (3175)
Period - From 01/07/2022 to 31/12/2022 Source pricefinder

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
425/80 CHELTENHAM ROAD, DANDENONG VIC 3175	\$360,000	16/12/2022
10/116 PRINCES HIGHWAY, DANDENONG VIC 3175	\$289,999	06/12/2022
44 PRINCES HIGHWAY, DANDENONG VIC 3175	\$282,500	28/10/2022

This Statement of Information was prepared on: 15/02/2023