

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

5/9-11 Weller Street 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2020

to

31 Dec 2020

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

6/44-46 Potter Street Dandenong VIC 3175	\$244,300	01-Oct-20
3/6-10 Close Avenue Dandenong VIC 3175	\$292,000	26-Nov-20
8/58 Potter Street Dandenong VIC 3175	\$239,999	25-Nov-20

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: 14 January 2021



6/44-46 Potter Street Dandenong VIC 3175

Sold Price

\$244,300

Sold Date

01-Oct-20
 2

 1

 1

Distance

0.15km


3/6-10 Close Avenue Dandenong VIC 3175

Sold Price

^{RS} **\$292,000**

Sold Date

26-Nov-20
 2

 1

 1

Distance

0.21km


8/58 Potter Street Dandenong VIC 3175

Sold Price

\$239,999

Sold Date

25-Nov-20
 2

 1

 1

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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