

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

64 King Street, Dandenong Vic 3175

Indicative selling price

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

Range between \$570,000

&

\$625,000

Median sale price

Median price \$750,500

Property Type House

Suburb Dandenong

Period - From 01/10/2023

to 30/09/2024

Source REIV

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 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	3/20 Burrows Av DANDENONG 3175	\$599,000	19/09/2024
2	2/89 Clow St DANDENONG 3175	\$630,000	03/07/2024
3	32 Kirkham Rd DANDENONG 3175	\$600,000	15/06/2024

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:

21/10/2024 10:39



3 2 2

Property Type: Strata Unit/Flat
Land Size: 322 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$625,000
Median House Price
Year ending September 2024: \$750,500

Comparable Properties



3/20 Burrows Av DANDENONG 3175 (REI) **Agent Comments**

3 1 1

Price: \$599,000
Method: Private Sale
Date: 19/09/2024
Property Type: House



2/89 Clow St DANDENONG 3175 (REI/VG) **Agent Comments**

3 2 2

Price: \$630,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 371 sqm approx



32 Kirkham Rd DANDENONG 3175 (REI) **Agent Comments**

3 1 3

Price: \$600,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 685 sqm approx