

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

1/49 Potter 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

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2020

to

30 Nov 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

7/112 Princes Highway Dandenong VIC 3175	\$290,000	04-Sep-21
4/6-10 Close Avenue Dandenong VIC 3175	\$317,000	21-Oct-21
5/112 Princes Highway Dandenong VIC 3175	\$300,000	04-Nov-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: 01 December 2021



**7/112 Princes Highway Dandenong
VIC 3175**

Sold Price

^{RS} **\$290,000**

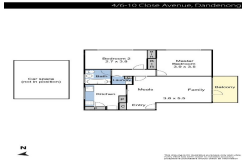
Sold Date

04-Sep-21

 2  1  1

Distance

0.43km



**4/6-10 Close Avenue Dandenong
VIC 3175**

Sold Price

^{RS} **\$317,000**

Sold Date

21-Oct-21

 2  1  1

Distance

0.35km



**5/112 Princes Highway Dandenong
VIC 3175**

Sold Price

^{RS} **\$300,000**

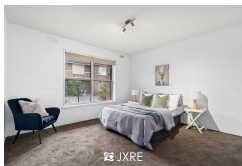
Sold Date

04-Nov-21

 2  1  1

Distance

0.43km



**8/112 Princes Highway Dandenong
VIC 3175**

Sold Price

^{RS} **\$315,000**

Sold Date

04-Nov-21

 2  1  1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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