

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

102/8 PODMORE 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

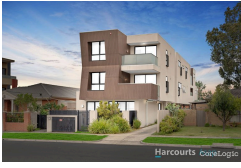
Date of sale

7/12 NEW STREET DANDENONG VIC 3175	\$340,000	13-Jan-24
27/3-5 HUTTON STREET DANDENONG VIC 3175	\$345,000	03-May-24
4/3 MARKET STREET DANDENONG VIC 3175	\$340,000	30-Jan-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: 27 May 2024



**7/12 NEW STREET DANDENONG
 VIC 3175**

 2  2  1

Sold Price **\$340,000** Sold Date **13-Jan-24**

Distance **1.03km**



**27/3-5 HUTTON STREET
 DANDENONG VIC 3175**

 2  2  -

Sold Price ^{RS} **\$345,000** Sold Date **03-May-24**

Distance **1.22km**



**4/3 MARKET STREET DANDENONG
 VIC 3175**

 2  2  -

Sold Price **\$340,000** Sold Date **30-Jan-24**

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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