

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 45 King George Parade, Dandenong, VIC 3175

Indicative selling price

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

Price Range \$680,000 & \$740,000

Median sale price

Median price \$725,000 Property Type House Suburb Dandenong (3175)
Period - From 01/09/2021 to 31/08/2022 Source CoreLogic

Comparable property sales

A These are two properties sold within five kilometres of the property for sale in the last 18 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
24 FIFTH AVENUE, DANDENONG VIC 3175	\$740,000	19/03/2022
15 BELFORT STREET, DANDENONG VIC 3175	\$710,000	13/04/2022

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12/09/2022