

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

18/112 Princes Highway 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

\$240,000

&

\$264,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2018

to

30 Sep 2019

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

32/114 Princes Highway Dandenong VIC 3175	\$252,000	28-Feb-19
10/116 Princes Highway Dandenong VIC 3175	\$250,000	20-Sep-19
5/104 David Street Dandenong VIC 3175	\$240,000	13-Mar-19

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: 21 October 2019



32/114 Princes Highway Dandenong VIC 3175

Sold Price

\$252,000

Sold Date

28-Feb-19

 2  1  -

Distance

0.02km



10/116 Princes Highway Dandenong VIC 3175

Sold Price

^{RS} **\$250,000**

Sold Date

20-Sep-19

 2  1  1

Distance

0.06km



5/104 David Street Dandenong VIC 3175

Sold Price

\$240,000

Sold Date

13-Mar-19

 2  1  1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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