

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

3/91 Langhorne 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2020

to

30 Jun 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

2/17 Grant Street Dandenong VIC 3175	\$600,000	28-Feb-21
24 Ann Street Dandenong VIC 3175	\$600,000	17-May-21
2/58 Railway Parade Dandenong VIC 3175	\$612,000	03-Apr-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: 05 July 2021



2/17 Grant Street Dandenong VIC 3175

 3  1  3

Sold Price

\$600,000

Sold Date

28-Feb-21

Distance

1.02km



24 Ann Street Dandenong VIC 3175

 3  1  4

Sold Price

^{RS} **\$600,000**

Sold Date

17-May-21

Distance

1.75km



2/58 Railway Parade Dandenong VIC 3175

 3  1  2

Sold Price

\$612,000

Sold Date

03-Apr-21

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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