

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

3/149A 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2019

to

30 Jun 2020

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

4/149A Princes Highway Dandenong VIC 3175	\$335,000	14-Feb-20
13/149A Princes Highway Dandenong VIC 3175	\$388,000	24-Jul-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.

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**4/149A Princes Highway
Dandenong VIC 3175**

2 2 1

Sold Price **\$335,000** Sold Date **14-Feb-20**

Distance -



**13/149A Princes Highway
Dandenong VIC 3175**

3 2 1

Sold Price **\$388,000** Sold Date **24-Jul-19**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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