

## 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

2/41 Potter Street Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$275,000

&

\$295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2018

to

31 Oct 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

1/19 Potter Street Dandenong VIC 3175	\$290,000	14-Aug-19
5/16 Rodd Street Dandenong VIC 3175	\$279,999	19-Aug-19
4/97 McCrae Street Dandenong VIC 3175	\$283,800	13-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.~~

This Statement of Information was prepared on: 10 November 2019



**1/19 Potter Street Dandenong VIC 3175**

2 1 1

Sold Price

**\$290,000<sup>UN</sup>**

Sold Date

**14-Aug-19**

Distance

**0.21km**



**5/16 Rodd Street Dandenong VIC 3175**

2 1 1

Sold Price

**\$279,999**

Sold Date

**19-Aug-19**

Distance

**0.49km**



**4/97 McCrae Street Dandenong VIC 3175**

2 1 1

Sold Price

**\$283,800**

Sold Date

**13-Jul-19**

Distance

**1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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