

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

1/91 PULTNEY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 2023

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

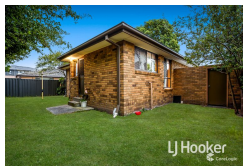
Date of sale

3/29 WEDGE STREET DANDENONG VIC 3175	\$480,000	24-Mar-23
2/31 ANN STREET DANDENONG VIC 3175	\$510,000	26-Apr-23
1A JOHN STREET DANDENONG VIC 3175	\$525,000	29-Mar-23

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: 04 May 2023



3/29 WEDGE STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} \$480,000 Sold Date 24-Mar-23

Distance 0.38km



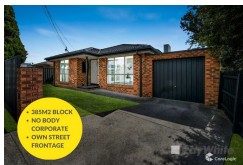
2/31 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} \$510,000 Sold Date 26-Apr-23

Distance 1.87km



1A JOHN STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} \$525,000 Sold Date 29-Mar-23

Distance 0.62km

RS = Recent sale

UN = Undisclosed Sale

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