

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/99 Kirkham Road Dandenong, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$325,000
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Median sale price

Median price	\$395,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	02-May-2020	to	30-Apr-2021	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	3/99 KIRKHAM ROAD DANDENONG VIC 3175	\$340,000	09-Dec-2020
2	3/79 HAMMOND ROAD DANDENONG VIC 3175	\$361,000	12-Nov-2020
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 08-Jan-2025 at 12:06:56 PM AEDT