

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

3/41-43 KING 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2022

to

31 Jan 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

12/31 STUD ROAD DANDENONG VIC 3175	\$260,000	30-Aug-22
3/12 STUD ROAD DANDENONG VIC 3175	\$260,000	29-Aug-22
3/60-62 CLEELAND STREET DANDENONG VIC 3175	\$270,000	21-Sep-22

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: 06 February 2023



12/31 STUD ROAD DANDENONG VIC 3175

Sold Price

\$260,000

Sold Date **30-Aug-22**
 2  1  1

Distance **0.12km**


3/12 STUD ROAD DANDENONG VIC 3175

Sold Price

Sold Date **29-Aug-22**
 2  1  1

Distance **0.2km**


3/60-62 CLEELAND STREET DANDENONG VIC 3175

Sold Price

\$270,000

Sold Date **21-Sep-22**
 2  1  1

Distance **0.43km**
RS = Recent sale

UN = Undisclosed Sale

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