# **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

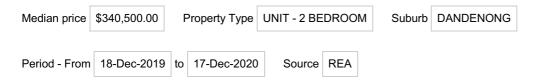
12/40 Princes Highway Dandenong, 3175

### Indicative selling price

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

Range between \$255,000.00 & \$267,500.00

# Median sale price



## 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	8/4-6 Keys Street, Dandenong VIC 3175	\$255,000.00	11-Jan-2021
2	4/44 Princes Highway, Dandenong VIC 3175	\$265,000.00	24-Dec-2020
3	8/44 Princes Highway, Dandenong VIC 3175	\$271,000.00	31-Oct-2020

This statement of information was prepared on 05-Feb-2021 at 1:53:53 AM EST