

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

3/87 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

\$385,000

&

\$410,000

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

2/33 SARONA STREET DANDENONG VIC 3175	\$467,500	10-Nov-22
2/2 PODMORE STREET DANDENONG VIC 3175	\$436,000	07-Nov-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.

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**2/33 SARONA STREET
DANDENONG VIC 3175**

2 2 1

Sold Price **\$467,500** Sold Date **10-Nov-22**

Distance **1.09km**



**2/2 PODMORE STREET
DANDENONG VIC 3175**

2 2 1

Sold Price **\$436,000** Sold Date **07-Nov-22**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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