

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

605/157 Lonsdale 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

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,625

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2020

to

31 Jan 2021

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

7/67 McCrae Street Dandenong VIC 3175	\$264,000	15-Dec-20
4 Huckson Street Dandenong VIC 3175	\$289,000	31-Oct-20
106/112 Stud Road Dandenong VIC 3175	\$365,000	24-Sep-20

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: 25 February 2021



7/67 McCrae Street Dandenong VIC 3175 Sold Price **\$264,000** Sold Date **15-Dec-20**

1 1 1

Distance **0.52km**



4 Huckson Street Dandenong VIC 3175 Sold Price **\$289,000** Sold Date **31-Oct-20**

1 1 2

Distance **0.66km**



106/112 Stud Road Dandenong VIC 3175 Sold Price **\$365,000** Sold Date **24-Sep-20**

1 - 1

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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