

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

107/8 PODMORE 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2021

to

31 Aug 2022

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

711/157 LONSDALE STREET DANDENONG VIC 3175	\$260,000	28-Apr-22
15/2-4 HUTTON STREET DANDENONG VIC 3175	\$320,000	06-Jul-22
112/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$282,000	11-Apr-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: 27 September 2022



**711/157 LONSDALE STREET
DANDENONG VIC 3175**

1 1 1

Sold Price ^{RS} **\$260,000** Sold Date **28-Apr-22**

Distance **0.8km**



**15/2-4 HUTTON STREET
DANDENONG VIC 3175**

1 1 1

Sold Price **\$320,000** Sold Date **06-Jul-22**

Distance **1.28km**



**112/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$282,000** Sold Date **11-Apr-22**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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