

## 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

4/35 Herbert Street Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$360,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2018

to

31 Aug 2019

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

4/93 Cleeland Street Dandenong VIC 3175	\$300,000	17-Apr-19
6/3-5 Edward Avenue Dandenong VIC 3175	\$310,000	12-Mar-19
3/6 Aratula Street Dandenong VIC 3175	\$295,000	13-May-19

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: 12 September 2019

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**4/93 Cleeland Street Dandenong VIC 3175**
 2    1    1

Sold Price

**\$300,000**

Sold Date

**17-Apr-19**

Distance

**0.23km**

**6/3-5 Edward Avenue Dandenong VIC 3175**
 2    1    1

Sold Price

**\$310,000**

Sold Date

**12-Mar-19**

Distance

**0.64km**

**3/6 Aratula Street Dandenong VIC 3175**
 2    1    1

Sold Price

**\$295,000**

Sold Date

**13-May-19**

Distance

**0.97km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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