

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

3/49 POTTER 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

\$295,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 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

3/20 CLOSE AVENUE DANDENONG VIC 3175	\$300,000	25-Mar-23
7/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$295,000	25-Mar-23
22/116 PRINCES HIGHWAY DANDENONG VIC 3175	\$291,000	14-Mar-23

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: 26 May 2023



3/20 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **\$300,000** Sold Date **25-Mar-23**

Distance **0.25km**



7/153 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price **\$295,000** Sold Date **25-Mar-23**

Distance **0.61km**



22/116 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price **\$291,000** Sold Date **14-Mar-23**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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