

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

8/112 Princes Highway 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 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

7/9-11 Weller Street Dandenong VIC 3175	\$341,000	11-May-21
7/12 Stud Road Dandenong VIC 3175	\$325,000	19-Mar-21
4/4-6 Keys Street Dandenong VIC 3175	\$315,500	20-Oct-21

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: 22 October 2021



steven yan

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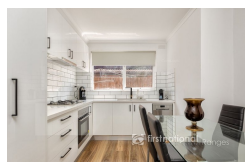
E stevenyan@jxre.com.au



7/9-11 Weller Street Dandenong VIC 3175 Sold Price **\$341,000** Sold Date **11-May-21**

2 1 1

Distance **0.51km**



7/12 Stud Road Dandenong VIC 3175 Sold Price **\$325,000** Sold Date **19-Mar-21**

2 1 1

Distance **1.4km**



4/4-6 Keys Street Dandenong VIC 3175 Sold Price ^{RS} **\$315,500** Sold Date **20-Oct-21**

2 1 1

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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