

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

6/93B Langhorne 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

\$399,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2021

to

31 Dec 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

5/10 Macpherson Street Dandenong VIC 3175	\$425,000	13-Dec-21
3/80 Clow Street Dandenong VIC 3175	\$418,000	12-Nov-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: 05 January 2022



5/10 Macpherson Street Dandenong VIC 3175

^{RS} Sold Price **\$425,000** Sold Date **13-Dec-21**

 2  1  1

Distance **0.72km**



3/80 Clow Street Dandenong VIC 3175

Sold Price **\$418,000** Sold Date **12-Nov-21**

 2  1  1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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