

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

22/116 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,499

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2022

to

31 Jan 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

10/116 PRINCES HIGHWAY DANDENONG VIC 3175	\$289,999	06-Dec-22
18/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$295,000	17-Feb-23
7/44-46 POTTER STREET DANDENONG VIC 3175	\$294,999	15-Oct-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: 24 February 2023



**10/116 PRINCES HIGHWAY
DANDENONG VIC 3175**

2 1 1

Sold Price

\$289,999

Sold Date **06-Dec-22**

Distance

0km



**18/153 PRINCES HIGHWAY
DANDENONG VIC 3175**

2 1 1

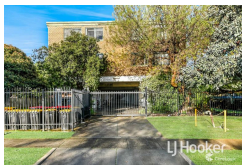
Sold Price

^{RS} **\$295,000**

Sold Date **17-Feb-23**

Distance

0.37km



**7/44-46 POTTER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

\$294,999

Sold Date **15-Oct-22**

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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