

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

4/112 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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2023

to

29 Feb 2024

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

6/151 PRINCES HIGHWAY DANDENONG VIC 3175	\$312,000	18-Jan-24
6/44-46 POTTER STREET DANDENONG VIC 3175	\$295,000	17-Oct-23
9/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$300,000	03-Nov-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: 27 March 2024



**6/151 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$312,000** Sold Date **18-Jan-24**

Distance **0.38km**



**6/44-46 POTTER STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$295,000** Sold Date **17-Oct-23**

Distance **0.38km**



**9/153 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  -

Sold Price **\$300,000** Sold Date **03-Nov-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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