

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

7/146 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

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

27/114 PRINCES HIGHWAY DANDENONG VIC 3175	\$270,000	16-Nov-22
8/56 POTTER STREET DANDENONG VIC 3175	\$280,000	13-Dec-22
8/43 POTTER STREET DANDENONG VIC 3175	\$275,000	30-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: 02 May 2023


**27/114 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2
  1
  1

Sold Price **\$270,000** Sold Date **16-Nov-22**

Distance **0.33km**


**8/56 POTTER STREET
DANDENONG VIC 3175**

 2
  1
  1

Sold Price **\$280,000** Sold Date **13-Dec-22**

Distance **0.53km**


**8/43 POTTER STREET
DANDENONG VIC 3175**

 2
  1
  1

Sold Price ^{RS} **\$275,000** Sold Date **30-Mar-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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