

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

16/7 Keys 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

\$299,000

or range
between

&

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

3/19 Potter Street Dandenong VIC 3175	\$298,000	11-Dec-21
3/112 Princes Highway Dandenong VIC 3175	\$297,000	08-Dec-21
5/41 Potter Street Dandenong VIC 3175	\$308,500	07-Dec-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: 11 January 2022



3/19 Potter Street Dandenong VIC 3175

Sold Price

^{RS}

\$298,000

Sold Date

11-Dec-21

2

1

1

Distance

0.34km



3/112 Princes Highway Dandenong VIC 3175

Sold Price

^{RS}

\$297,000

Sold Date

08-Dec-21

2

1

1

Distance

0.72km



5/41 Potter Street Dandenong VIC 3175

Sold Price

^{RS}

\$308,500

Sold Date

07-Dec-21

2

1

1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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