

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

8/99 Kirkham Road Dandenong, 3175

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price \$325,000.00

## Median sale price

Median price \$395,000.00 Property Type UNIT Suburb DANDENONG

Period - From 02-May-2020 to 30-Apr-2021 Source Corelogic

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|--------------------------------------|--------------|--------------|
| 1 | 3/99 KIRKHAM ROAD DANDENONG VIC 3175 | \$340,000.00 | 09-Dec-2020  |
| 2 | 3/79 HAMMOND ROAD DANDENONG VIC 3175 | \$361,000.00 | 12-Nov-2020  |
| 3 | NOT PROVIDED                         | NOT PROVIDED | NOT PROVIDED |

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 20-Jul-2021 at 10:24:31 AM EST