

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

2/65-67 POTTER 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2021

to

31 May 2022

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

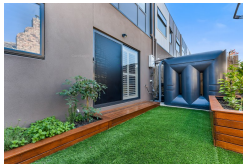
Date of sale

2 JUPITER PLACE DANDENONG VIC 3175	\$595,000	21-Mar-22
2/22 JAMES STREET DANDENONG VIC 3175	\$614,000	10-Apr-21
6/45 HERBERT STREET DANDENONG VIC 3175	\$635,000	04-May-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: 20 June 2022



2 JUPITER PLACE DANDENONG VIC 3175

3 2 2

Sold Price

\$595,000

Sold Date

21-Mar-22

Distance

0.38km



2/22 JAMES STREET DANDENONG VIC 3175

3 2 2

Sold Price

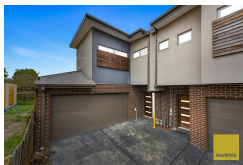
\$614,000

Sold Date

10-Apr-21

Distance

0.42km



6/45 HERBERT STREET DANDENONG VIC 3175

3 2 2

Sold Price

^{RS} **\$635,000**

Sold Date

04-May-22

Distance

0.87km



2/18 ALSACE STREET DANDENONG VIC 3175

3 2 2

Sold Price

\$710,000

Sold Date

07-Apr-22

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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