

## 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

35/112 PRINCES HIGHWAY DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$250,000

&

\$275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2021

to

28 Feb 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

9/116 PRINCES HIGHWAY DANDENONG VIC 3175	\$261,000	07-Jan-22
24/116 PRINCES HIGHWAY DANDENONG VIC 3175	\$252,000	04-Oct-21
7/49 POTTER STREET DANDENONG VIC 3175	\$270,000	22-Feb-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: 10 March 2022


**9/116 PRINCES HIGHWAY  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$261,000** Sold Date **07-Jan-22**

Distance **0.06km**


**24/116 PRINCES HIGHWAY  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$252,000** Sold Date **04-Oct-21**

Distance **0.06km**


**7/49 POTTER STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price <sup>RS</sup> **\$270,000** Sold Date **22-Feb-22**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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