

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

13/5-7 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2022

to

31 Aug 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

12/40-42 HEMMINGS STREET DANDENONG VIC 3175	\$264,999	25-May-23
19/9-11 WELLER STREET DANDENONG VIC 3175	\$271,000	29-Aug-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: 28 September 2023



**12/40-42 HEMMINGS STREET
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$264,999** Sold Date **25-May-23**

Distance **0.26km**



**19/9-11 WELLER STREET
 DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$271,000** Sold Date **29-Aug-23**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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