

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

5/46 Princes Highway 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,625

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2020

to

31 Jan 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

8/44 Princes Highway Dandenong VIC 3175	\$271,000	31-Oct-20
2/3-5 Edward Avenue Dandenong VIC 3175	\$290,000	21-Oct-20
2/145 Princes Highway Dandenong VIC 3175	\$280,000	31-Dec-20

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: 16 February 2021



8/44 Princes Highway Dandenong VIC 3175

Sold Price

\$271,000

Sold Date

31-Oct-20
 2  1  1

Distance

0.03km


2/3-5 Edward Avenue Dandenong VIC 3175

Sold Price

\$290,000

Sold Date

21-Oct-20
 2  1  2

Distance

0.8km


2/145 Princes Highway Dandenong VIC 3175

Sold Price

^{RS} **\$280,000**

Sold Date

31-Dec-20
 2  1  1

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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