

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

7/149 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

\$265,000

&

\$291,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2023

to

29 Feb 2024

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

7/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$295,000	25-Mar-23
13/81-83 POTTER STREET DANDENONG VIC 3175	\$270,000	30-Jan-24
1/21 POTTER STREET DANDENONG VIC 3175	\$280,000	18-Oct-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: 26 March 2024

**7/153 PRINCES HIGHWAY
DANDENONG VIC 3175**

2 1 1

Sold Price **\$295,000** Sold Date **25-Mar-23**Distance **0.08km****13/81-83 POTTER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$270,000** ^{UN} Sold Date **30-Jan-24**Distance **0.3km****1/21 POTTER STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$280,000** Sold Date **18-Oct-23**Distance **0.81km****RS** = Recent sale**UN** = Undisclosed Sale

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