

## 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

5/41 Potter Street 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

\$295,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Dandenong

Period-from

01 Nov 2020

to

31 Oct 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7/19 Potter Street Dandenong VIC 3175   | \$321,600 | 09-Sep-21 |
| 3/64-66 Scott Street Dandenong VIC 3175 | \$305,000 | 16-Jun-21 |
| 4/4-6 Keys Street Dandenong VIC 3175    | \$315,500 | 20-Oct-21 |

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: 09 November 2021



**7/19 Potter Street Dandenong VIC 3175**

Sold Price

**\$321,600**

Sold Date

**09-Sep-21**

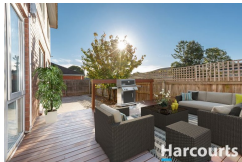
2

1

1

Distance

**0.21km**



**3/64-66 Scott Street Dandenong VIC 3175**

Sold Price

**\$305,000**

Sold Date

**16-Jun-21**

2

1

1

Distance

**0.46km**



**4/4-6 Keys Street Dandenong VIC 3175**

Sold Price

<sup>RS</sup> **\$315,500**

Sold Date

**20-Oct-21**

2

1

1

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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