

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

15/46 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 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

3/46 PRINCES HIGHWAY DANDENONG VIC 3175	\$285,000	29-Aug-23
25/12 CLOSE AVENUE DANDENONG VIC 3175	\$290,000	13-Jul-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: 06 October 2023



**3/46 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$285,000** Sold Date **29-Aug-23**

Distance **0km**

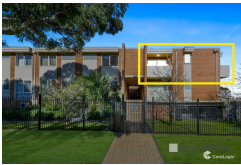


**25/12 CLOSE AVENUE
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$290,000** Sold Date **13-Jul-23**

Distance **0.28km**



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

 2  1  1

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

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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