

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

1/44 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

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

15/3 CLOSE AVENUE DANDENONG VIC 3175	\$305,000	01-Jul-24
22/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$330,000	06-Nov-23
8/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$300,000	17-Mar-24

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: 24 February 2025



15/3 CLOSE AVENUE DANDENONG VIC 3175 Sold Price **\$305,000** Sold Date **01-Jul-24**

 2  1  1

Distance **0.21km**



22/44 PRINCES HIGHWAY DANDENONG VIC 3175 Sold Price **\$330,000** Sold Date **06-Nov-23**

 2  1  1

Distance **0km**



8/44 PRINCES HIGHWAY DANDENONG VIC 3175 Sold Price **\$300,000** Sold Date **17-Mar-24**

 2  1  1

Distance **0km**

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

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