

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

8/52 POTTER STREET 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

\$199,000

&

\$218,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/40 PRINCES HIGHWAY DANDENONG VIC 3175	\$290,000	04-Nov-21
8/112 PRINCES HIGHWAY DANDENONG VIC 3175	\$315,000	04-Nov-21
13/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$268,000	18-Dec-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: 28 March 2022



2/40 PRINCES HIGHWAY DANDENONG VIC 3175

1 1 1

Sold Price **\$290,000** Sold Date **04-Nov-21**

Distance **0.57km**



8/112 PRINCES HIGHWAY DANDENONG VIC 3175

1 1 1

Sold Price **\$315,000** Sold Date **04-Nov-21**

Distance **0.32km**



13/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **\$268,000** Sold Date **18-Dec-21**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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