

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

13/81-83 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 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

6/44-46 POTTER STREET DANDENONG VIC 3175	\$295,000	17-Oct-23
3/20 JAMES STREET DANDENONG VIC 3175	\$252,000	07-Jun-23
6/5-7 HERBERT STREET DANDENONG VIC 3175	\$290,000	25-Jul-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: 22 November 2023



6/44-46 POTTER STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS}
\$295,000

Sold Date

17-Oct-23

Distance

0.29km


3/20 JAMES STREET DANDENONG VIC 3175

 1
  1
  1

Sold Price

\$252,000

Sold Date

07-Jun-23

Distance

0.33km


6/5-7 HERBERT STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$290,000

Sold Date

25-Jul-23

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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