

## 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

6/153 PRINCES HIGHWAY 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

\$290,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 2024

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

|  |           |           |
|--|-----------|-----------|
| 6/151 PRINCES HIGHWAY DANDENONG VIC 3175 | \$312,000 | 18-Jan-24 |
| 6/145 PRINCES HIGHWAY DANDENONG VIC 3175 | \$330,000 | 17-Jun-24 |
| 3/9-11 WELLER STREET DANDENONG VIC 3175  | \$310,000 | 18-Apr-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 June 2024



**6/151 PRINCES HIGHWAY  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$312,000** Sold Date **18-Jan-24**

Distance **0.05km**



**6/145 PRINCES HIGHWAY  
DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$330,000** Sold Date **17-Jun-24**

Distance **0.14km**



**3/9-11 WELLER STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$310,000** Sold Date **18-Apr-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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