

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

15/5-7 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

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2022

to

31 Dec 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

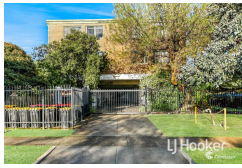
Date of sale

7/44-46 POTTER STREET DANDENONG VIC 3175	\$294,999	15-Oct-22
2/15 CLOSE AVENUE DANDENONG VIC 3175	\$310,000	16-Nov-22
3/16-18 CLOSE AVENUE DANDENONG VIC 3175	\$310,100	24-Aug-22

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: 17 January 2023



7/44-46 POTTER STREET DANDENONG VIC 3175

 2  1  1

Sold Price

\$294,999

Sold Date

15-Oct-22

Distance

0.44km


2/15 CLOSE AVENUE DANDENONG VIC 3175

 2  1  1

Sold Price

^{RS} **\$310,000**

Sold Date

16-Nov-22

Distance

0.46km


3/16-18 CLOSE AVENUE DANDENONG VIC 3175

 2  1  1

Sold Price

\$310,100

Sold Date

24-Aug-22

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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