

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

4/5-7 HERBERT 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

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2023

to

31 Aug 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

6/7 JAMES STREET DANDENONG VIC 3175	\$290,000	10-Apr-24
8/48 PRINCES HIGHWAY DANDENONG VIC 3175	\$270,000	05-Jun-24
17/44-46 POTTER STREET DANDENONG VIC 3175	\$290,000	04-Sep-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: 19 September 2024



**6/7 JAMES STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$290,000

Sold Date

10-Apr-24

Distance

0.11km



**8/48 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$270,000

Sold Date

05-Jun-24

Distance

0.48km



**17/44-46 POTTER STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price

^{RS} **\$290,000**

Sold Date

04-Sep-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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