

## 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

1/83 LANGHORNE STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$374,000

### 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

4/41-43 WILLIAM AVENUE DANDENONG VIC 3175	\$370,000	15-May-24
10/42 PICKETT STREET DANDENONG VIC 3175	\$357,500	01-Jun-24
24/2-4 TARENE STREET DANDENONG VIC 3175	\$350,000	15-Aug-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: 26 September 2024

**4/41-43 WILLIAM AVENUE  
DANDENONG VIC 3175**

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Sold Price **\$370,000** Sold Date **15-May-24**Distance **0.84km****10/42 PICKETT STREET  
DANDENONG VIC 3175**

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Sold Price **\$357,500** Sold Date **01-Jun-24**Distance **1.4km****24/2-4 TARENE STREET  
DANDENONG VIC 3175**

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Sold Price <sup>RS</sup> **\$350,000** Sold Date **15-Aug-24**Distance **1.52km****RS** = Recent sale**UN** = Undisclosed Sale

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