

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

7/149 PRINCES HIGHWAY 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

13/81-83 POTTER STREET DANDENONG VIC 3175	\$270,000	29-Jan-24
7/40-42 HEMMINGS STREET DANDENONG VIC 3175	\$270,000	26-Mar-24
13/39 SCOTT STREET DANDENONG VIC 3175	\$270,000	02-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: 20 May 2024



**13/81-83 POTTER STREET
 DANDENONG VIC 3175**

2 1 1

Sold Price **\$270,000** Sold Date **29-Jan-24**

Distance **0.3km**



**7/40-42 HEMMINGS STREET
 DANDENONG VIC 3175**

2 1 1

Sold Price Sold Date **26-Mar-24**

Distance **0.74km**



**13/39 SCOTT STREET
 DANDENONG VIC 3175**

2 1 -

Sold Price ^{RS} **\$270,000** ^{UN} Sold Date **02-Apr-24**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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