

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

1/4 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2023

to

31 Oct 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

2/4 NAPIER STREET DANDENONG VIC 3175	\$480,000	31-Jul-24
2/8 MARKET STREET DANDENONG VIC 3175	\$470,000	31-Oct-24
2/12 OLIVE STREET DANDENONG VIC 3175	\$500,000	12-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: 12 November 2024



2/4 NAPIER STREET DANDENONG VIC 3175

Sold Price

^{RS} \$480,000

Sold Date

31-Jul-24

 2  1  1

Distance

0.05km



2/8 MARKET STREET DANDENONG VIC 3175

Sold Price

^{RS} \$470,000

Sold Date

31-Oct-24

 2  1  2

Distance

1.03km



2/12 OLIVE STREET DANDENONG VIC 3175

Sold Price

\$500,000

Sold Date

12-Aug-24

 2  1  -

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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