

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

5/79 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,750

Property type

Flats

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 2021

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

8/61 James Street Dandenong VIC 3175	\$395,000	05-Aug-21
12/149A Princes Highway Dandenong VIC 3175	\$315,500	06-Sep-21
LOT 17 Herbert Street Dandenong VIC 3175	\$402,000	19-Jul-21

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: 14 October 2021



8/61 James Street Dandenong VIC 3175

2 1 1

Sold Price

\$395,000

Sold Date

05-Aug-21

Distance

0.94km



12/149A Princes Highway Dandenong VIC 3175

2 2 1

Sold Price

\$315,500

Sold Date

06-Sep-21

Distance

0.32km



LOT 17 Herbert Street Dandenong VIC 3175

2 1 1

Sold Price

\$402,000

Sold Date

19-Jul-21

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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