

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

3/19 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

\$260,000

&

\$286,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2020

to

31 Oct 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

1/13 Rodd Street Dandenong VIC 3175	\$275,000	05-Oct-21
3/52 Scott Street Dandenong VIC 3175	\$281,000	04-Jul-21
5/8 Hutton Street Dandenong VIC 3175	\$265,000	14-Sep-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: 15 November 2021



1/13 Rodd Street Dandenong VIC 3175

2 1 1

Sold Price

^{RS} **\$275,000** ^{UN}

Sold Date

05-Oct-21

Distance

0.42km



3/52 Scott Street Dandenong VIC 3175

2 1 1

Sold Price

\$281,000

Sold Date

04-Jul-21

Distance

0.42km



5/8 Hutton Street Dandenong VIC 3175

2 1 1

Sold Price

\$265,000

Sold Date

14-Sep-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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