

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

1/4-6 Keys 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$403,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2020

to

31 Mar 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

3/6-10 Close Avenue Dandenong VIC 3175	\$291,000	25-Nov-20
8/4-6 Keys Street Dandenong VIC 3175	\$255,000	18-Dec-20
8/44 Princes Highway Dandenong VIC 3175	\$271,000	31-Oct-20

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: 01 April 2021



3/6-10 Close Avenue Dandenong
VIC 3175

Sold Price

\$291,000

Sold Date **25-Nov-20**

 2  1  1

Distance **0.25km**



8/4-6 Keys Street Dandenong VIC
3175

Sold Price

\$255,000

Sold Date **18-Dec-20**

 2  1  1

Distance **-**



8/44 Princes Highway Dandenong
VIC 3175

Sold Price

\$271,000

Sold Date **31-Oct-20**

 2  1  1

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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