

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

9/60 King George Parade 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/60 King George Parade Dandenong VIC 3175	\$339,000	02-May-20
1/5 Keys Street Dandenong VIC 3175	\$355,000	28-Apr-20
2/81 Hammond Road Dandenong VIC 3175	\$350,000	10-Jul-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: 07 October 2020



1/60 King George Parade Dandenong VIC 3175

 2  1  -

Sold Price **\$339,000** Sold Date **02-May-20**

Distance **0.08km**



1/5 Keys Street Dandenong VIC 3175

 2  1  2

Sold Price **\$355,000** Sold Date **28-Apr-20**

Distance **1.24km**



2/81 Hammond Road Dandenong VIC 3175

 2  1  1

Sold Price **\$350,000** Sold Date **10-Jul-20**

Distance **2.56km**

RS = Recent sale

UN = Undisclosed Sale

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