

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

23/153 PRINCES HIGHWAY 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2021

to

30 Nov 2022

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

27/114 PRINCES HIGHWAY DANDENONG VIC 3175	\$270,000	22-Nov-22
4/56 POTTER STREET DANDENONG VIC 3175	\$250,000	22-Jul-22
19/114 PRINCES HIGHWAY DANDENONG VIC 3175	\$250,000	18-Oct-22

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: 23 December 2022



**27/114 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price

^{RS}

\$270,000

Sold Date

22-Nov-22

Distance

0.4km



**4/56 POTTER STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$250,000

Sold Date

22-Jul-22

Distance

0.53km



**19/114 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price

Sold Date

18-Oct-22

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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