

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

7/46 KING 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

\$269,000

&

\$295,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 2023

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

12/46 KING STREET DANDENONG VIC 3175	\$250,000	09-Feb-23
37/39 KING STREET DANDENONG VIC 3175	\$335,000	02-Oct-23
3/16 STUD ROAD DANDENONG VIC 3175	\$275,000	09-Nov-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: 28 November 2023



**12/46 KING STREET DANDENONG
VIC 3175**

Sold Price

\$250,000

Sold Date **09-Feb-23**

 2  1  1

Distance **0.04km**



**37/39 KING STREET DANDENONG
VIC 3175**

Sold Price

^{RS} **\$335,000** Sold Date **02-Oct-23**

 2  1  1

Distance **0.07km**



**3/16 STUD ROAD DANDENONG VIC
3175**

Sold Price

\$275,000

Sold Date **09-Nov-22**

 2  1  1

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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