

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

9/151 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

\$220,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

9/35 Herbert Street Dandenong VIC 3175	\$222,000	04-Jan-20
14/46 Herbert Street Dandenong VIC 3175	\$225,000	30-Apr-21
22/80 Cheltenham Road Dandenong VIC 3175	\$230,000	08-May-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: 24 June 2021



9/35 Herbert Street Dandenong VIC 3175

1 1 1

Sold Price \$222,000 Sold Date 04-Jan-20

Distance **0.97km**



14/46 Herbert Street Dandenong VIC 3175

1 1 1

Sold Price

\$225,000 Sold Date 30-Apr-21

Distance **1.03km**



22/80 Cheltenham Road Dandenong VIC 3175

1 1 1

Sold Price

\$230,000 Sold Date 08-May-20

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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