

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19/40 Princes Highway Dandenong, 3175
---	---------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$220,000 & \$242,000
---------------	-----------------------

Median sale price

Median price	\$274,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	30-Nov-2021	to	29-Nov-2022	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	319/80 Cheltenham Road, Dandenong, Vic 3175	\$240,000	31-May-2022
2	20/3 Market Street, Dandenong, Vic 3175	\$250,000	24-Oct-2022
3	310/80 Cheltenham Road, Dandenong, Vic 3175	\$240,000	06-Jul-2022

This statement of information was prepared on 23-Jan-2023 at 2:13:32 PM EST