

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	13/44 Princes Highway Dandenong, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$275,000 & \$295,000
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### Median sale price

Median price	\$372,500	Property Type	UNIT	Suburb	DANDENONG
Period - From	06-Mar-2023	to	05-Mar-2024	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	18/61-63 Clow Street, Dandenong, Vic 3175	\$275,000	01-Jul-2024
2	4/9-11 Weller Street, Dandenong, Vic 3175	\$300,000	24-May-2024
3	9/35-37 Stud Road, Dandenong, Vic 3175	\$293,000	19-May-2024

This statement of information was prepared on 27-Aug-2024 at 9:00:59 PM AEST