

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	2/41-43 King Street, Dandenong, VIC 3175
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Indicative selling price

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

Price Range	\$300,000	&	\$330,000
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Median sale price

Median price	\$700,000	Property Type	Unit	Suburb	Dandenong (3175)
Period - From	01/04/2023	to	31/03/2024	Source	Corelogic

Comparable property sales

A 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
6/31 STUD ROAD, DANDENONG VIC 3175	\$310,000	11/12/2023
10/60-62 HERBERT STREET, DANDENONG VIC 3175	\$330,000	08/01/2024
3/16 STUD ROAD, DANDENONG VIC 3175	\$310,000	22/11/2023

This Statement of Information was prepared on: 09/04/2024