

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

3/41 POTTER 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2024

to

31 Mar 2025

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

4/21 CLOSE AVENUE DANDENONG VIC 3175

\$300,000

19-Dec-24

15/24 RODD STREET DANDENONG VIC 3175

\$296,000

16-Jan-25

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.

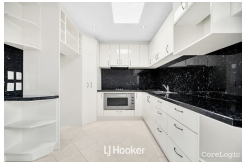
This Statement of Information was prepared on: 16 April 2025



4/21 CLOSE AVENUE DANDENONG VIC 3175 Sold Price **\$300,000** Sold Date **19-Dec-24**

 2  1  1

Distance **0.29km**



15/24 RODD STREET DANDENONG VIC 3175 Sold Price **\$296,000** Sold Date **16-Jan-25**

 2  1  1

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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