

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	Unit 4, 23 Herbert Street, Dandenong Vic 3175
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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	\$400,000	&	\$440,000
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Median sale price

Median price	\$395,000	Property type	Unit	Suburb	Dandenong
Period - From	May 2022	to	April 2023	Source	https://www.realestate.com.au/vic/dandenong-3175/

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 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
• 2/161 Cleeland Street, Dandenong, Vic 3175	\$418,000	05/05/2023
• 3/29 Wedge Street, Dandenong, Vic 3175	\$480,000	24/03/2023
• 3/42 Hammond Road, Dandenong, Vic 3175	\$425,000	09/03/2023

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 six months.~~

This Statement of Information was prepared on:	01/06/2023
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