

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

5/41-43 KING 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

\$270,000

&

\$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2024

to

28 Feb 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

5/1 CARROLL AVENUE DANDENONG VIC 3175	\$295,000	28-Jan-25
26/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$290,000	25-Feb-25
6/153 PRINCES HIGHWAY DANDENONG VIC 3175	\$290,000	25-Sep-24

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: 18 March 2025



**5/1 CARROLL AVENUE
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$295,000** Sold Date **28-Jan-25**

Distance **0.45km**



**26/153 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$290,000** Sold Date **25-Feb-25**

Distance **1.62km**



**6/153 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  1

Sold Price Sold Date **25-Sep-24**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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