

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

95 Keneally Street Dandenong, 3175

## Indicative selling price

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

Range between \$400,000.00 & \$430,000.00

## Median sale price

Median price \$398,000.00 Property Type UNIT Suburb DANDENONG

Period - From 30-Jul-2020 to 28-Jul-2021 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 | 17 Keneally St, Dandenong VIC 3175          | \$420,000.00 | 13-May-2021  |
| 2 | 11/69-71 Potter Street, Dandenong, Vic 3175 | \$430,000.00 | 16-Aug-2021  |
| 3 | 2/7 Seventh Avenue, Dandenong, Vic 3175     | \$450,000.00 | 03-Jul-2021  |

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