

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

4/149A Princes Highway 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2018

to

31 Aug 2019

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

14/69-71 Potter Street Dandenong VIC 3175	\$445,000	09-Aug-19
9/52-54 King George Parade Dandenong VIC 3175	\$350,000	10-Jun-19
Potter Street Dandenong VIC 3175	\$375,000	06-May-19

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: 26 September 2019



14/69-71 Potter Street Dandenong VIC 3175

 2  2  1

Sold Price

\$445,000

Sold Date **09-Aug-19**

Distance **0.4km**



9/52-54 King George Parade Dandenong VIC 3175

 2  1  1

Sold Price

\$350,000

Sold Date **10-Jun-19**

Distance **0.48km**

Potter Street Dandenong VIC 3175

 2  -  -

Sold Price

\$375,000

Sold Date **06-May-19**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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