

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

1/60 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,500

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2019

to

30 Apr 2020

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

2/3 Hopkins Street Dandenong VIC 3175	\$400,000	30-Mar-20
4/6 Macpherson Street Dandenong VIC 3175	\$384,600	24-Dec-19
1/9 Parkview Close Dandenong VIC 3175	\$415,000	04-Mar-20

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: 19 May 2020



2/3 Hopkins Street Dandenong VIC 3175

 2  1  1

Sold Price

^{RS} **\$400,000**

Sold Date **30-Mar-20**

Distance **0.96km**



4/6 Macpherson Street Dandenong VIC 3175

 2  1  1

Sold Price

\$384,600

Sold Date **24-Dec-19**

Distance **1.61km**



1/9 Parkview Close Dandenong VIC 3175

 2  1  1

Sold Price

\$415,000

Sold Date **04-Mar-20**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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