

## 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

7/161-163 Princes Highway Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$357,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2019

to

30 Sep 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

4/37 Scott Street Dandenong VIC 3175	\$370,000	13-May-20
25/80 Cheltenham Road Dandenong VIC 3175	\$360,500	10-Jun-20
324/80 Cheltenham Road Dandenong VIC 3175	\$367,000	29-May-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: 01 October 2020



### 4/37 Scott Street Dandenong VIC 3175

2 2 1

Sold Price

**\$370,000**

Sold Date **13-May-20**

Distance **1.37km**


### 25/80 Cheltenham Road Dandenong VIC 3175

2 2 1

Sold Price

**\$360,500**

Sold Date **10-Jun-20**

Distance **1.64km**


### 324/80 Cheltenham Road Dandenong VIC 3175

2 2 1

Sold Price

**\$367,000**

Sold Date **29-May-20**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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