

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

24/116 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2020

to

30 Jun 2021

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

28/114 Princes Highway Dandenong VIC 3175	\$275,000	13-Feb-21
33/114 Princes Highway Dandenong VIC 3175	\$280,000	10-Mar-21
11/7 Keys Street Dandenong VIC 3175	\$279,999	24-Mar-21

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: 07 July 2021



28/114 Princes Highway Dandenong VIC 3175 Sold Price **\$275,000** Sold Date **13-Feb-21**
 Distance **0.03km**
 2 1 1



33/114 Princes Highway Dandenong VIC 3175 Sold Price **\$280,000** Sold Date **10-Mar-21**
 Distance **0.03km**
 2 1 1



11/7 Keys Street Dandenong VIC 3175 Sold Price **\$279,999** Sold Date **24-Mar-21**
 Distance **0.77km**
 2 1 1

RS = Recent sale UN = Undisclosed Sale

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