

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

4/4-6 Keys 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

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Flats

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

4/3 Keys Street Dandenong VIC 3175	\$298,000	21-Apr-21
6/60 Potter Street Dandenong VIC 3175	\$300,000	14-May-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.

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4/3 Keys Street Dandenong VIC 3175

 2  1  1

Sold Price **\$298,000** Sold Date **21-Apr-21**

Distance **0.08km**



6/60 Potter Street Dandenong VIC 3175

 2  1  1

Sold Price **\$300,000** Sold Date **14-May-21**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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