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	6/12 NEW 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	$ 330,000	&	$ 360,000

Median sale price

Median price	$ 380,000	Property type	Unit	Suburb	Dandenong

Period - From	1 May 2021	to	30 April 2022	Source	REA

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 six 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
1 415/80 CHELTENHAM ROAD DANDENONG VIC 3175	$ 340,000	15 APRIL 2022
2 429/80 CHELTENHAM ROAD DANDENONG VIC 3175	$ 350,000	04 APRIL 2022
3 4/21 WILSON STREET DANDENONG VIC 3175	$ 398,000	03 APRIL 2022

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 six months.~~

This Statement of Information was prepared on: 24 May, 2022