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	5/31-35 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	$285,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$424,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Jul 2022	to	30 Jun 2023	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
3/49 POTTER STREET DANDENONG VIC 3175	$298,000	14-Jun-23
15/5-7 POTTER STREET DANDENONG VIC 3175	$288,000	05-Feb-23
22/116 PRINCES HIGHWAY DANDENONG VIC 3175	$291,000	14-Mar-23

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: 20 July 2023

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3/49 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **$298,000** Sold Date **14-Jun-23**

Distance **0.13km**



15/5-7 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **$288,000** Sold Date **05-Feb-23**

Distance **0.25km**



22/116 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price **$291,000** Sold Date **14-Mar-23**

Distance **0.6km**

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

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