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	6/25 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	&	$363,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$431,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Nov 2021	to	31 Oct 2022	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
8/46 HERBERT STREET DANDENONG VIC 3175	$360,000	08-Aug-22
1/85 CLEELAND STREET DANDENONG VIC 3175	$330,000	05-Jul-22
7/103 MCCRAE STREET DANDENONG VIC 3175	$349,999	01-Jun-22

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: 21 November 2022