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	614/157 LONSDALE 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	$247,000	&	$271,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Aug 2021	to	31 Jul 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
511/157 LONSDALE STREET DANDENONG VIC 3175	$237,500	20-Apr-21
712/157 LONSDALE STREET DANDENONG VIC 3175	$265,000	22-Mar-22
711/157 LONSDALE STREET DANDENONG VIC 3175	$260,000	28-Apr-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: 24 August 2022

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511/157 LONSDALE STREET DANDENONG VIC 3175

1 1 1

Sold Price **$237,500** Sold Date **20-Apr-21**

Distance **0km**



712/157 LONSDALE STREET DANDENONG VIC 3175

1 1 1

Sold Price **$265,000** Sold Date **22-Mar-22**

Distance **0km**



711/157 LONSDALE STREET DANDENONG VIC 3175

1 1 1

Sold Price RS **$260,000** Sold Date **28-Apr-22**

Distance **0km**

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

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