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	5/79 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~~		or range between	$295,000	&	$324,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,000	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2021	to	30 Apr 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
3/133 PRINCES HIGHWAY DANDENONG VIC 3175	$317,500	10-Jan-22
6/41 POTTER STREET DANDENONG VIC 3175	$300,000	26-Jan-22
7/38 HEMMINGS STREET DANDENONG VIC 3175	$295,000	23-Dec-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.~~

This Statement of Information was prepared on: 10 May 2022

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3/133 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price **$317,500** Sold Date **10-Jan-22**

Distance **0.07km**



6/41 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **$300,000** Sold Date **26-Jan-22**

Distance **0.35km**



7/38 HEMMINGS STREET DANDENONG VIC 3175

2 1 1

Sold Price **$295,000** Sold Date **23-Dec-21**

Distance **0.42km**

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

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