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	30/39 KING 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	$295,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Apr 2024	to	31 Mar 2025	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
1/12 STUD ROAD DANDENONG VIC 3175	$295,000	17-Feb-25
22/44 PRINCES HIGHWAY DANDENONG VIC 3175	$300,000	22-Jan-25
5/1 CARROLL AVENUE DANDENONG VIC 3175	$295,000	28-Jan-25

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: 04 April 2025

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1/12 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$295,000** Sold Date **17-Feb-25**

Distance **0.22km**



22/44 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price **$300,000** Sold Date **22-Jan-25**

Distance **0.66km**



5/1 CARROLL AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$295,000** Sold Date **28-Jan-25**

Distance **0.41km**

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

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