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	4/60-62 HERBERT 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	$320,000	&	$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Jun 2023	to	31 May 2024	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
10/60-62 HERBERT STREET DANDENONG VIC 3175	$330,000	08-Jan-24
7/9-11 WELLER STREET DANDENONG VIC 3175	$345,000	03-May-24
51/35 DAVID STREET DANDENONG VIC 3175	$348,500	19-Apr-24

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: 06 June 2024

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10/60-62 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price **$330,000** Sold Date **08-Jan-24**

Distance **0.02km**



7/9-11 WELLER STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$345,000** Sold Date **03-May-24**

Distance **0.88km**



51/35 DAVID STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$348,500** Sold Date **19-Apr-24**

Distance **1.08km**

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

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