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	9/4-6 KEYS 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	$275,000	&	$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Sep 2023	to	31 Aug 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
17/44-46 POTTER STREET DANDENONG VIC 3175	$290,000	04-Sep-24
4/47 POTTER STREET DANDENONG VIC 3175	$290,000	31-Jul-24
10/60-62 CLEELAND STREET DANDENONG VIC 3175	$280,000	17-Jun-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: 13 September 2024

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17/44-46 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$290,000** Sold Date **04-Sep-24**

Distance **0.48km**



4/47 POTTER STREET DANDENONG VIC 3175

2 1 -

Sold Price Sold Date **31-Jul-24**

Distance **0.5km**



10/60-62 CLEELAND STREET DANDENONG VIC 3175

2 1 -

Sold Price **$280,000** Sold Date **17-Jun-24**

Distance **0.57km**

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

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