

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

2/65-67 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/6 Gwenda Street Dandenong VIC 3175	\$490,000	25-Sep-19
3/19 Olive Street Dandenong VIC 3175	\$520,000	07-Sep-19
47D King Street Dandenong VIC 3175	\$462,000	13-Jul-19

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: 17 November 2019



3/6 Gwenda Street Dandenong VIC 3175 Sold Price **\$490,000** Sold Date **25-Sep-19**
 Distance **0.32km**

3 1 1



3/19 Olive Street Dandenong VIC 3175 Sold Price **\$520,000** Sold Date **07-Sep-19**
 Distance **1.04km**

3 1 2



47D King Street Dandenong VIC 3175 Sold Price ^{RS} **\$462,000** Sold Date **13-Jul-19**
 Distance **1.39km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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