

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

12/91-93 KIRKHAM ROAD 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

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 2023

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

6/103 MCCRAE STREET DANDENONG VIC 3175	\$340,000	06-Jul-23
5/25 NEW STREET DANDENONG VIC 3175	\$340,000	15-Aug-23
5/93A LANGHORNE STREET DANDENONG VIC 3175	\$349,000	07-Jul-23

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: 01 December 2023

**6/103 MCCRAE STREET
DANDENONG VIC 3175**

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Sold Price **\$340,000** Sold Date **06-Jul-23**Distance **1.54km****5/25 NEW STREET DANDENONG
VIC 3175**

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Sold Price Sold Date **15-Aug-23**Distance **1.62km****5/93A LANGHORNE STREET
DANDENONG VIC 3175**

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Sold Price **\$349,000** Sold Date **07-Jul-23**Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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