

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

15/151 PRINCES HIGHWAY 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

6/151 PRINCES HIGHWAY DANDENONG VIC 3175	\$312,000	18-Jan-24
6/7 JAMES STREET DANDENONG VIC 3175	\$290,000	10-Apr-24
8/9-11 WELLER STREET DANDENONG VIC 3175	\$285,000	06-May-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 June 2024



**6/151 PRINCES HIGHWAY
DANDENONG VIC 3175**

2 1 1

Sold Price **\$312,000** Sold Date **18-Jan-24**

Distance **0.05km**



**6/7 JAMES STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$290,000** Sold Date **10-Apr-24**

Distance **0.55km**



**8/9-11 WELLER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$285,000** Sold Date **06-May-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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