

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 22/44 Princes Highway, Dandenong Vic 3175

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$325,000

**Median sale price**

Median price \$400,000 Property Type Unit Suburb Dandenong

Period - From 01/10/2022 to 30/09/2023 Source REIV

**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 six 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
1	2/1 Keys St DANDENONG 3175	\$320,000	01/05/2023
2	2/3 Market St DANDENONG 3175	\$305,000	04/09/2023
3	1/99 Mccrae St DANDENONG 3175	\$300,000	15/09/2023

**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 six months.~~

This Statement of Information was prepared on: 27/10/2023 14:44