

A yellow bicycle with a wicker basket of pink flowers parked against a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a building and trees.

RayWhite.

**Statement
of
information**

3/104 HERBERT STREET, DANDENONG, VIC 3175
PREPARED BY CALVIN PEREIRA, RAY WHITE DANDENONG

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/104 HERBERT STREET, DANDENONG, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$390,000 to \$429,000


Median sale price

Median price: \$390,000

Property type: Unit

Suburb: DANDENONG

Period: 01 October 2022 to 30 September 2023

Source: 

Comparable property sales

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.

Address of comparable property

Price

Date of sale

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 3/87 PULTNEY ST, DANDENONG, VIC 3175 | \$411,500 | 17/04/2023 |

This Statement of Information was prepared on:

17/10/2023