

## 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

4/60-62 HERBERT STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2023

to

31 Mar 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

10/60-62 HERBERT STREET DANDENONG VIC 3175	\$330,000	08-Jan-24
51/35 DAVID STREET DANDENONG VIC 3175	\$348,500	19-Apr-24
1/6-10 CLOSE AVENUE DANDENONG VIC 3175	\$360,000	11-Apr-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: 26 April 2024



**10/60-62 HERBERT STREET  
 DANDENONG VIC 3175**

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Sold Price **\$330,000** Sold Date **08-Jan-24**

Distance **0.02km**



**51/35 DAVID STREET DANDENONG  
 VIC 3175**

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Sold Price <sup>RS</sup> **\$348,500** Sold Date **19-Apr-24**

Distance **1.08km**



**1/6-10 CLOSE AVENUE  
 DANDENONG VIC 3175**

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Sold Price <sup>RS</sup> **\$360,000** Sold Date **11-Apr-24**

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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