

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 KING GEORGE PARADE 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 4/3 JAMES STREET DANDENONG VIC 3175 | \$415,000 | 23-Dec-23 |
| 8/60 KING GEORGE PARADE DANDENONG VIC 3175 | \$400,000 | 13-Mar-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: 23 May 2024



**4/3 JAMES STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$415,000** Sold Date **23-Dec-23**

Distance **1.06km**



**8/60 KING GEORGE PARADE
DANDENONG VIC 3175**

 2  1  -

Sold Price ^{RS} **\$400,000** Sold Date **13-Mar-24**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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