

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

5/72 KING STREET 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

\$490,000

&

\$539,000

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

16 ALLAN STREET DANDENONG VIC 3175	\$535,000	23-Oct-23
3/42 LOUIS STREET DOVETON VIC 3177	\$500,000	07-Feb-24
3/60 REBECCA STREET DOVETON VIC 3177	\$505,000	23-Dec-23

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: 17 April 2024

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**16 ALLAN STREET DANDENONG
VIC 3175**

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Sold Price

\$535,000

Sold Date

23-Oct-23

Distance

1.94km**3/42 LOUIS STREET DOVETON VIC
3177**

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Sold Price

RS

\$500,000

Sold Date

07-Feb-24

Distance

1.87km**3/60 REBECCA STREET DOVETON
VIC 3177**

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Sold Price

\$505,000

Sold Date

23-Dec-23

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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