

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

5/9 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

\$360,000

&

\$390,000

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

327/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$365,000	10-Feb-24
103/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$370,000	17-Feb-24
102/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$386,500	30-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: 27 May 2024



**327/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$365,000** Sold Date **10-Feb-24**

Distance **1.37km**



**103/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$370,000** Sold Date **17-Feb-24**

Distance **1.38km**



**102/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$386,500** Sold Date **30-Apr-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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