

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

6/50 POTTER 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 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

8/60 KING GEORGE PARADE DANDENONG VIC 3175	\$400,000	12-Mar-24
9/27 STUD ROAD DANDENONG VIC 3175	\$380,000	12-Jan-24
6/6 ARATULA STREET DANDENONG VIC 3175	\$380,000	02-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.~~

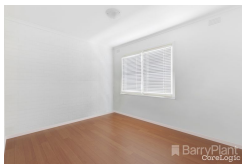
This Statement of Information was prepared on: 27 June 2024

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

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Sold Price **\$400,000** Sold Date **12-Mar-24**Distance **0.8km****9/27 STUD ROAD DANDENONG
VIC 3175**

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Sold Price **\$380,000** Sold Date **12-Jan-24**Distance **1.2km****6/6 ARATULA STREET
DANDENONG VIC 3175**

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Sold Price ^{RS} **\$380,000** Sold Date **02-Mar-24**Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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