

## 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

7/46 KING 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

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 2023

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

5/7 HEMMINGS STREET DANDENONG VIC 3175	\$315,000	23-Sep-23
1/99 MCCRAE STREET DANDENONG VIC 3175	\$300,000	15-Sep-23
10/7 KEYS STREET DANDENONG VIC 3175	\$282,500	30-Jul-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: 09 November 2023



**5/7 HEMMING'S STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$315,000** Sold Date **23-Sep-23**

Distance **0.9km**



**1/99 MCCRAE STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$300,000** Sold Date **15-Sep-23**

Distance **0.9km**



**10/7 KEYS STREET DANDENONG  
VIC 3175**

2 1 1

Sold Price **\$282,500** Sold Date **30-Jul-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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