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	104/6 PODMORE 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	$340,000	&	$360,000

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
104/8 PODMORE STREET DANDENONG VIC 3175	$340,000	15-May-23
203/8 PODMORE STREET DANDENONG VIC 3175	$340,000	29-May-23
1/6 PODMORE STREET DANDENONG VIC 3175	$366,000	30-Oct-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

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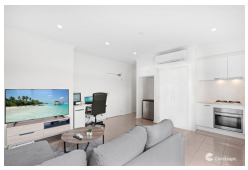


104/8 PODMORE STREET DANDENONG VIC 3175

2 1 1

Sold Price **$340,000** Sold Date **15-May-23**

Distance **0km**



203/8 PODMORE STREET DANDENONG VIC 3175

2 1 1

Sold Price Sold Date **29-May-23**

Distance **0km**



1/6 PODMORE STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$366,000** UN Sold Date **30-Oct-23**

Distance **0.02km**

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

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