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	14/5-7 HERBERT 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	$280,000	&	$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Jul 2023	to	30 Jun 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
15/5-7 HERBERT STREET DANDENONG VIC 3175	$276,000	09-Mar-24
6/7 JAMES STREET DANDENONG VIC 3175	$290,000	10-Apr-24
3/12 CLOSE AVENUE DANDENONG VIC 3175	$325,000	15-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: 03 July 2024

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15/5-7 HERBERT STREET DANDENONG VIC 3175

2 1 -

Sold Price **$276,000** Sold Date **09-Mar-24**

Distance **0km**



6/7 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price **$290,000** Sold Date **10-Apr-24**

Distance **0.11km**



3/12 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$325,000** Sold Date **15-Mar-24**

Distance **0.51km**

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

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