

## 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

16/5-7 HERBERT STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 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

15/112 PRINCES HIGHWAY DANDENONG VIC 3175	\$310,000	26-Aug-24
10/5-7 HERBERT STREET DANDENONG VIC 3175	\$288,000	09-Aug-24
14/5-7 HERBERT STREET DANDENONG VIC 3175	\$287,000	13-Aug-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: 29 October 2024



15/112 PRINCES HIGHWAY  
DANDENONG VIC 3175

2 1 1

Sold Price **\$310,000** Sold Date **26-Aug-24**

Distance **0.25km**



10/5-7 HERBERT STREET  
DANDENONG VIC 3175

2 1 1

Sold Price **\$288,000** Sold Date **09-Aug-24**

Distance **0km**



14/5-7 HERBERT STREET  
DANDENONG VIC 3175

2 1 -

Sold Price **\$287,000** Sold Date **13-Aug-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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