

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

21 CENTRAL AVENUE DANDENONG NORTH 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

\$777,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Dandenong North

Period-from

01 May 2022

to

30 Apr 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

7 LYNDALE COURT DANDENONG NORTH VIC 3175	\$745,000	22-Apr-23
9 OUTLOOK DRIVE DANDENONG NORTH VIC 3175	\$820,000	22-Apr-23
17 BULDAH STREET DANDENONG NORTH VIC 3175	\$789,000	01-Apr-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: 16 May 2023



7 LYNDALE COURT DANDENONG NORTH VIC 3175

4 2 1

Sold Price

RS

\$745,000

Sold Date

22-Apr-23

Distance

0.92km



9 OUTLOOK DRIVE DANDENONG NORTH VIC 3175

3 1 1

Sold Price

RS

\$820,000

Sold Date

22-Apr-23

Distance

1.15km



17 BULDAH STREET DANDENONG NORTH VIC 3175

3 2 -

Sold Price

RS

\$789,000

Sold Date

01-Apr-23

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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