

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

1/33 LATHAM CRESCENT 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

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jun 2022

to

31 May 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

1/33 BOOTH CRESCENT DANDENONG NORTH VIC 3175	\$595,000	22-May-23
1/10 KALLAY STREET DANDENONG NORTH VIC 3175	\$620,000	07-Apr-23
3/22 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$529,000	06-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: 26 June 2023



**1/33 BOOTH CRESCENT
DANDENONG NORTH VIC 3175**

3 1 2

Sold Price

^{RS}

\$595,000

Sold Date

22-May-23

Distance

0.39km



**1/10 KALLAY STREET
DANDENONG NORTH VIC 3175**

3 1 1

Sold Price

^{RS}

\$620,000

Sold Date

07-Apr-23

Distance

0.21km



**3/22 HUGHES CRESCENT
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

\$529,000

Sold Date

06-Apr-23

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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