

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

1/147 GLADSTONE ROAD 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Aug 2022

to

31 Jul 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

2/3 TUDOR CRESCENT NOBLE PARK NORTH VIC 3174	457500	21-Mar-23
4/52 CHANDLER ROAD NOBLE PARK VIC 3174	460000	06-Jul-23
2/31 ANN STREET DANDENONG VIC 3175	510000	11-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: 28 August 2023



2/3 TUDOR CRESCENT NOBLE PARK NORTH VIC 3174

2 1 1

Sold Price **457500** Sold Date **21-Mar-23**

Distance **1.23km**



4/52 CHANDLER ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price ^{RS} **460000** Sold Date **06-Jul-23**

Distance **1.75km**



2/31 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price **510000** Sold Date **11-Apr-23**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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