

## 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

9 Pearson Street Dandenong North VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jan 2021

to

31 Dec 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 11 Dava Court Dandenong North VIC 3175    | \$720,000 | 14-Dec-21 |
| 37 Sylvia Street Dandenong North VIC 3175 | \$700,000 | 22-Nov-21 |
| 55 Sylvia Street Dandenong North VIC 3175 | \$710,000 | 02-Aug-21 |

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: 18 January 2022



**11 Dava Court Dandenong North VIC 3175** Sold Price <sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **14-Dec-21**

 3  1  4

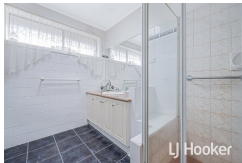
Distance **0.45km**



**37 Sylvia Street Dandenong North VIC 3175** Sold Price **\$700,000** Sold Date **22-Nov-21**

 3  1  2

Distance **0.24km**



**55 Sylvia Street Dandenong North VIC 3175** Sold Price **\$710,000** Sold Date **02-Aug-21**

 3  1  2

Distance **0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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