

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

1/16 GLORIA 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

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jan 2022

to

31 Dec 2022

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

4/27 BELFORT STREET DANDENONG VIC 3175	\$650,000	03-Jan-23
56 JAMES STREET DANDENONG VIC 3175	\$668,500	27-Jul-22
2/8 SOUTHDEAN STREET DANDENONG VIC 3175	\$652,000	03-Aug-22

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: 25 January 2023



4/27 BELFORT STREET DANDENONG VIC 3175

 3  2  2

Sold Price

^{RS} **\$650,000** Sold Date **03-Jan-23**

Distance **1.78km**



56 JAMES STREET DANDENONG VIC 3175

 2  2  2

Sold Price

\$668,500 Sold Date **27-Jul-22**

Distance **0.71km**



2/8 SOUTHDEAN STREET DANDENONG VIC 3175

 3  2  2

Sold Price

\$652,000 Sold Date **03-Aug-22**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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