

## 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 WOODLEE STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Dandenong

Period-from

01 Mar 2023

to

29 Feb 2024

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 FISHER CRESCENT DANDENONG NORTH VIC 3175	\$615,000	03-Feb-24
27 LATHAM CRESCENT DANDENONG NORTH VIC 3175	\$612,000	27-Sep-23
79 JESSON CRESCENT DANDENONG VIC 3175	\$630,000	14-Nov-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: 06 March 2024


**1 FISHER CRESCENT DANDENONG  
NORTH VIC 3175**

Sold Price

<sup>RS</sup>
**\$615,000**

Sold Date

**03-Feb-24**


4



1



-

Distance

**0.47km**

**27 LATHAM CRESCENT  
DANDENONG NORTH VIC 3175**

Sold Price

**\$612,000**

Sold Date

**27-Sep-23**


3



1



1

Distance

**0.81km**

**79 JESSON CRESCENT  
DANDENONG VIC 3175**

Sold Price

**\$630,000**

Sold Date

**14-Nov-23**


3



1



1

Distance

**1.65km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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