

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

42 ABERDEEN DRIVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

33 TEMPLEWOOD AVENUE NOBLE PARK NORTH VIC 3174	\$953,000	24-Jun-23
4 WACHTER COURT NOBLE PARK VIC 3174	\$920,000	14-Mar-23
68B ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175	\$927,000	26-Jun-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: 29 June 2023



33 TEMPLEWOOD AVENUE NOBLE PARK NORTH VIC 3174

Sold Price

^{RS}
\$953,000

Sold Date

24-Jun-23


5



3



2

Distance

0.61km


4 WACHTER COURT NOBLE PARK VIC 3174

Sold Price

\$920,000

Sold Date

14-Mar-23


5



3



4

Distance

1.76km


68B ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175

Sold Price

^{RS}
\$927,000

Sold Date

26-Jun-23


4



3



1

Distance

0.36km
RS = Recent sale

UN = Undisclosed Sale

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