

## 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

4 HILLSIDE AVENUE DANDENONG NORTH 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,500

Property type

House

Suburb

Dandenong North

Period-from

01 May 2022

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 70 HUGHES CRESCENT DANDENONG NORTH VIC 3175 | \$690,000 | 13-Feb-23 |
| 46 CARLTON ROAD DANDENONG NORTH VIC 3175    | \$740,000 | 20-Dec-22 |
| 88 LOCH ROAD DANDENONG NORTH VIC 3175       | \$708,000 | 27-Mar-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: 10 May 2023



### 70 HUGHES CRESCENT DANDENONG NORTH VIC 3175

3 2 2

Sold Price **\$690,000** Sold Date **13-Feb-23**

Distance **0.67km**



### 46 CARLTON ROAD DANDENONG NORTH VIC 3175

3 2 1

Sold Price **\$740,000** Sold Date **20-Dec-22**

Distance **1.15km**



### 88 LOCH ROAD DANDENONG NORTH VIC 3175

3 2 1

Sold Price **\$708,000** Sold Date **27-Mar-23**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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