

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 1/235 Gladstone Road, Dandenong North, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$465,000 & \$506,000

Median sale price

Median price \$523,500 Property Type House Suburb Dandenong North (3175)
Period - From 01/04/2023 to 30/06/2023 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
4/24 HUGHES CRESCENT, DANDENONG NORTH VIC 3175	\$500,000	08/03/2023
1/33 BOOTH CRESCENT, DANDENONG NORTH VIC 3175	\$595,000	20/06/2023
2/30 FIRST AVENUE, DANDENONG NORTH VIC 3175	\$484,000	11/02/2023

This Statement of Information was prepared on: 31/07/2023