

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

2 Fraser Street 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jun 2020

to

31 May 2021

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

9 Fraser Street Dandenong North VIC 3175	\$560,000	01-Feb-21
28 Judith Street Dandenong North VIC 3175	\$610,000	21-Mar-20

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: 22 June 2021



**9 Fraser Street Dandenong North
VIC 3175**

 3  1  1

Sold Price

\$560,000

Sold Date

01-Feb-21

Distance

0.08km



**28 Judith Street Dandenong North
VIC 3175**

 3  1  6

Sold Price

\$610,000

Sold Date

21-Mar-20

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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