

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

8 FAIR CRESCENT 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong North

Period-from

01 Dec 2023

to

30 Nov 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

6 OXFORD COURT DANDENONG NORTH VIC 3175	\$875,000	04-Oct-23
64 BELLBROOK DRIVE DANDENONG NORTH VIC 3175	\$810,000	28-May-24
122 RAWDON HILL DRIVE DANDENONG NORTH VIC 3175	\$880,000	07-Oct-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 December 2024



**6 OXFORD COURT DANDENONG
NORTH VIC 3175**

 4  2  2

Sold Price

\$875,000

Sold Date **04-Oct-23**

Distance **1.07km**



**64 BELLBROOK DRIVE
DANDENONG NORTH VIC 3175**

 4  2  2

Sold Price

\$810,000

Sold Date **28-May-24**

Distance **1.34km**



**122 RAWDON HILL DRIVE
DANDENONG NORTH VIC 3175**

 4  2  2

Sold Price

\$880,000

Sold Date **07-Oct-23**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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