

## 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

1/1 Rhoden Court Dandenong North VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$434,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Oct 2019

to

30 Sep 2020

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

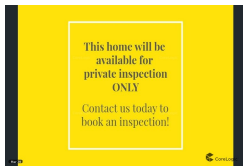
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2/18 Third Avenue Dandenong North VIC 3175 | \$430,000 | 05-May-20 |
| 2/16 Edgewood Road Dandenong VIC 3175      | \$427,000 | 30-Apr-20 |
| 2/62 Dunblane Road Noble Park VIC 3174     | \$430,000 | 24-May-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: 15 October 2020



## 2/18 Third Avenue Dandenong North VIC 3175

 2
  1
  1

Sold Price

**\$430,000**

Sold Date **05-May-20**

Distance

**0.23km**


## 2/16 Edgewood Road Dandenong VIC 3175

 2
  1
  1

Sold Price

**\$427,000**

Sold Date **30-Apr-20**

Distance

**2.31km**


## 2/62 Dunblane Road Noble Park VIC 3174

 2
  1
  1

Sold Price

**\$430,000**

Sold Date **24-May-20**

Distance

**2.48km**

RS = Recent sale

UN = Undisclosed Sale

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