

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 DOROTHY COURT 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2023

to

31 Aug 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

48 SABINE AVENUE DANDENONG NORTH VIC 3175	\$684,000	11-May-24
13 JAMES STREET DANDENONG VIC 3175	\$640,000	07-Dec-23
6 WARATAH DRIVE DANDENONG NORTH VIC 3175	\$721,000	16-Dec-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: 23 September 2024



**48 SABINE AVENUE DANDENONG
NORTH VIC 3175**

 3  1  1

Sold Price **\$684,000** Sold Date **11-May-24**

Distance **0.82km**



**13 JAMES STREET DANDENONG
VIC 3175**

 3  1  1

Sold Price **\$640,000** Sold Date **07-Dec-23**

Distance **1.77km**



**6 WARATAH DRIVE DANDENONG
NORTH VIC 3175**

 3  1  1

Sold Price **\$721,000** Sold Date **16-Dec-23**

Distance **0.35km**



**11 PINEWOOD AVENUE
DANDENONG NORTH VIC 3175**

 3  2  1

Sold Price ^{RS} **\$625,000** Sold Date **20-Jun-24**

Distance **0.58km**



**6 MENZIES AVENUE DANDENONG
NORTH VIC 3175**

 2  1  1

Sold Price **\$646,000** Sold Date **27-Apr-24**

Distance **0.98km**



**24 WIMPOLE STREET NOBLE PARK
NORTH VIC 3174**

 3  1  1

Sold Price **\$665,000** Sold Date **04-Apr-24**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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**12 FLETCHER ROAD DANDENONG
 NORTH VIC 3175**

 3  1  1

Sold Price

\$701,000

Sold Date

27-Apr-24

Distance

0.97km



**10 MCFEES ROAD DANDENONG
 NORTH VIC 3175**

 3  1  1

Sold Price

\$682,000

Sold Date

03-Mar-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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