

## 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

45 ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$899,000

&

\$985,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong North

Period-from

01 Oct 2023

to

30 Sep 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 7 TARWIN COURT DANDENONG NORTH VIC 3175    | \$1,025,000 | 19-Jun-24 |
| 17 ROSLYN COURT DANDENONG NORTH VIC 3175   | \$1,066,000 | 22-Jun-24 |
| 11 COOLIDGE COURT DANDENONG NORTH VIC 3175 | \$1,250,000 | 10-Aug-24 |

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: 06 October 2024



## 7 TARWIN COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price **\$1,025,000** Sold Date **19-Jun-24**

Distance **1.36km**



## 17 ROSLYN COURT DANDENONG NORTH VIC 3175

4 3 2

Sold Price <sup>RS</sup> **\$1,066,000** Sold Date **22-Jun-24**

Distance **1.41km**



## 11 COOLIDGE COURT DANDENONG NORTH VIC 3175

4 3 2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **10-Aug-24**

Distance **1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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