

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

1/8 COLEMAN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jan 2024

to

31 Dec 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

4/68-70 JAMES STREET DANDENONG VIC 3175	\$510,000	04-Dec-24
55/35 DAVID STREET DANDENONG VIC 3175	\$520,000	21-Jan-25
9 SECOND AVENUE DANDENONG NORTH VIC 3175	\$535,000	30-Dec-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: 23 January 2025



**4/68-70 JAMES STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$510,000** Sold Date **04-Dec-24**

Distance **1.56km**



**55/35 DAVID STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$520,000** Sold Date **21-Jan-25**

Distance **1.85km**



**9 SECOND AVENUE DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price ^{RS} **\$535,000** Sold Date **30-Dec-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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