

Harcourts Rowville

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 **2/24 Gibb Street Dandenong North VIC 3175**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$520,000

&

\$570,000

Median sale price

Median price **\$485,000**

Property type **Unit**

Suburb **Dandenong North VIC 3175**

Period - From **Jan 2024**

to

Mar 2024

Source **REIV**

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 six 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
	2/1 Central Avenue Dandenong North	\$530,000	03/02/2024
	9/17 Cypress Avenue Dandenong North	\$530,000	03/02/2024
	19 Warbla Street Dandenong North	\$561,000	19/12/2023

This Statement of Information was prepared on: **15th April 2024**