

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

2 Jillian Street 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,250

Property type

Unit

Suburb

Dandenong North

Period-from

01 Apr 2020

to

31 Mar 2021

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

9/17 Cypress Grove Dandenong North VIC 3175	\$480,000	09-Feb-21
13/66 Outlook Drive Dandenong North VIC 3175	\$462,000	13-Feb-21

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: 26 April 2021



9/17 Cypress Grove Dandenong North VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$480,000**

Sold Date

09-Feb-21

Distance

0.57km


13/66 Outlook Drive Dandenong North VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$462,000**

Sold Date

13-Feb-21

Distance

1.72km
RS = Recent sale

UN = Undisclosed Sale

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