

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

13 Stevenson Avenue 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,088

Property type

House

Suburb

Dandenong North

Period-from

01 Oct 2019

to

30 Sep 2020

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

83 Gladstone Road Dandenong VIC 3175	\$620,000	20-Jul-20
48 Heyington Crescent Noble Park North VIC 3174	\$588,000	28-Jul-20
4 Coolavin Road Noble Park North VIC 3174	\$586,000	29-Jul-20

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: 31 October 2020

McLennan DO NOT ENTER *If you have returned from overseas in the last 14 days, been in contact with someone who has returned from overseas, diagnosed with or exposed to the virus in the last 14 days or have any Coronavirus symptoms*

STAY SAFE – STAY AT HOME – BE INFORMED – SAVE LIVES!

Distance 0.67km



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