

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

1/5 ERICA 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2021

to

30 Apr 2022

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

2/18 THIRD AVENUE DANDENONG NORTH VIC 3175	\$540,000	11-Apr-22
1/10 FERNDAL CRESCENT DANDENONG NORTH VIC 3175	\$540,000	25-Dec-21
1/32 BOYD STREET DANDENONG NORTH VIC 3175	\$520,000	18-Nov-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: 04 May 2022



2/18 THIRD AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price

^{RS} \$540,000

Sold Date

11-Apr-22

Distance

0.27km



1/10 FERNDALE CRESCENT DANDENONG NORTH VIC 3175

2 1 2

Sold Price

\$540,000

Sold Date

25-Dec-21

Distance

0.42km



1/32 BOYD STREET DANDENONG NORTH VIC 3175

2 1 1

Sold Price

\$520,000

Sold Date

18-Nov-21

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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