

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

2/7-9 MURRAY ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/115 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$550,000	23-May-23
2/2 FORSTER STREET NOBLE PARK VIC 3174	\$560,000	14-Jul-23

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: 01 August 2023



**3/115 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$550,000

Sold Date

23-May-23

Distance

3.72km



**2/2 FORSTER STREET NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

^{RS} **\$560,000**

Sold Date

14-Jul-23

Distance

4.55km

RS = Recent sale

UN = Undisclosed Sale

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