

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Smithson Court Dandenong, 3175
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Indicative selling price

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

Range between	\$680,000 & \$748,000
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Median sale price

Median price	\$731,000	Property Type	HOUSE	Suburb	DANDENONG
Period - From	01-Mar-2024	to	28-Feb-2025	Source	core logic

Comparable property sales

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
1	57 WILLIAM AVENUE DANDENONG VIC 3175	\$750,000	04-Feb-2025
2	12 MORWELL AVENUE DANDENONG VIC 3175	\$740,000	01-Mar-2025
3	62 FESTIVAL CRESCENT KEYSBOROUGH VIC 3173	\$800,000	08-Feb-2025

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