

## 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

5/17 NORMAN COURT DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$492,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 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

1/15 POWER STREET DANDENONG VIC 3175	\$505,000	19-Aug-23
22A BETULA STREET DOVETON VIC 3177	\$513,000	20-Jul-23
2/15 ROSE DRIVE DOVETON VIC 3177	\$530,000	09-Sep-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: 17 October 2023



**1/15 POWER STREET DANDENONG  
VIC 3175**

 3  1  1

Sold Price

**\$505,000**

Sold Date

**19-Aug-23**

Distance

**1.81km**



**22A BETULA STREET DOVETON  
VIC 3177**

 3  1  1

Sold Price

<sup>RS</sup> **\$513,000**

Sold Date

**20-Jul-23**

Distance

**2.38km**



**2/15 ROSE DRIVE DOVETON VIC  
3177**

 2  1  1

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date

**09-Sep-23**

Distance

**2.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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