

## 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

14 LAEMMLE STREET DANDENONG NORTH 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

\$890,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Dandenong North

Period-from

01 Dec 2022

to

30 Nov 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

34 LIPTON DRIVE DANDENONG NORTH VIC 3175	\$890,000	04-Nov-23
15 LIPTON DRIVE DANDENONG NORTH VIC 3175	\$905,000	17-Aug-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: 04 December 2023



## 34 LIPTON DRIVE DANDENONG NORTH VIC 3175

 4  2  2

Sold Price

<sup>RS</sup> **\$890,000** Sold Date **04-Nov-23**

Distance **1.91km**



## 15 LIPTON DRIVE DANDENONG NORTH VIC 3175

 4  2  1

Sold Price

<sup>RS</sup> **\$905,000** Sold Date **17-Aug-23**

Distance **1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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