

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

6 AVON COURT 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,444

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 JULIET COURT DANDENONG NORTH VIC 3175	\$710,000	25-Jan-25
10 SABINE AVENUE DANDENONG NORTH VIC 3175	\$715,000	12-Nov-24
2 BOWMAN STREET NOBLE PARK VIC 3174	\$815,000	08-Nov-24

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: 14 February 2025



7 JULIET COURT DANDENONG NORTH VIC 3175

4 1 1

Sold Price

^{RS} \$710,000

Sold Date

25-Jan-25

Distance

0.31km



10 SABINE AVENUE DANDENONG NORTH VIC 3175

4 1 1

Sold Price

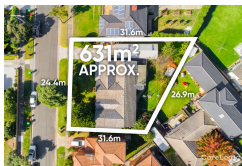
\$715,000

Sold Date

12-Nov-24

Distance

0.52km



2 BOWMAN STREET NOBLE PARK VIC 3174

4 1 1

Sold Price

^{RS} \$815,000

Sold Date

08-Nov-24

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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