

## 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

42 Sylvia Street Dandenong North VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2020

to

31 Oct 2021

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

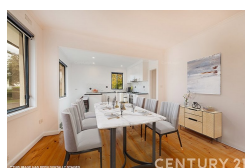
Date of sale

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1/8 Deakin Crescent Dandenong North VIC 3175 | \$447,500 | 19-Jul-21 |
| 2/94 First Avenue Dandenong North VIC 3175   | \$424,999 | 19-May-21 |
| 10/63-83 James Street Dandenong VIC 3175     | \$421,111 | 07-Aug-21 |

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: 16 November 2021



## 1/8 Deakin Crescent Dandenong North VIC 3175

2 1 1

Sold Price

<sup>RS</sup> \$447,500

Sold Date

19-Jul-21

Distance

0.35km



## 2/94 First Avenue Dandenong North VIC 3175

2 1 1

Sold Price

\$424,999

Sold Date

19-May-21

Distance

0.69km



## 10/63-83 James Street Dandenong VIC 3175

2 1 1

Sold Price

\$421,111

Sold Date

07-Aug-21

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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