

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

1/5 PHILIP STREET 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jun 2023

to

31 May 2024

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

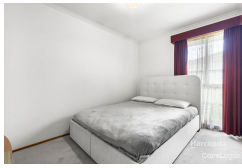
Date of sale

1/92 ROSS STREET DANDENONG VIC 3175	\$470,000	23-Dec-23
1/120 LOCH ROAD DANDENONG NORTH VIC 3175	\$475,000	22-Jan-24
8/15 JAMES STREET DANDENONG VIC 3175	\$500,000	05-Apr-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: 04 June 2024



**1/92 ROSS STREET DANDENONG
VIC 3175**

 2  1  2

Sold Price

470000 Sold Date **23-Dec-23**

Distance **1.51km**



**1/120 LOCH ROAD DANDENONG
NORTH VIC 3175**

 3  1  1

Sold Price

475000 Sold Date **22-Jan-24**

Distance **1.38km**



**8/15 JAMES STREET DANDENONG
VIC 3175**

 3  1  1

Sold Price

500000 Sold Date **05-Apr-24**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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