

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

2/8 COLEMAN 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Dec 2021

to

30 Nov 2022

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

5/63-83 JAMES STREET DANDENONG VIC 3175	\$465,000	02-Oct-22
24/35 DAVID STREET DANDENONG VIC 3175	\$480,000	02-Sep-22
6 JANET STREET DANDENONG NORTH VIC 3175	\$495,000	01-Oct-22

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 December 2022



**5/63-83 JAMES STREET
DANDENONG VIC 3175**

2 1 2

Sold Price **\$465,000** Sold Date **02-Oct-22**

Distance **1.32km**



**24/35 DAVID STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$480,000** Sold Date **02-Sep-22**

Distance **1.66km**



**6 JANET STREET DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price **\$495,000** Sold Date **01-Oct-22**

Distance **0.46km**

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

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