

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

9 WOODVIEW 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Dandenong North

Period-from

01 Apr 2023

to

31 Mar 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

5 GALLOWAY STREET DANDENONG NORTH VIC 3175	802000	19-Jan-24
17 BLAXLAND DRIVE DANDENONG NORTH VIC 3175	820000	16-Dec-23
6 BINYA COURT DANDENONG NORTH VIC 3175	835000	24-Feb-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.~~

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**5 GALLOWAY STREET
DANDENONG NORTH VIC 3175**

 6  3  1

Sold Price **802000** Sold Date **19-Jan-24**

Distance **1.15km**



**17 BLAXLAND DRIVE DANDENONG
NORTH VIC 3175**

 4  2  3

Sold Price **820000** Sold Date **16-Dec-23**

Distance **0.96km**



**6 BINYA COURT DANDENONG
NORTH VIC 3175**

 5  2  2

Sold Price ^{RS} **835000** Sold Date **24-Feb-24**

Distance **0.99km**

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

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