

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

2/94 FIRST AVENUE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2022

to

30 Jun 2023

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

2/147 CARLTON ROAD DANDENONG NORTH VIC 3175	\$490,000	30-May-23
1/24 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$535,000	13-Jun-23
2/31 ANN STREET DANDENONG VIC 3175	\$510,000	11-Apr-23

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: 07 July 2023



**2/147 CARLTON ROAD
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

^{RS} **\$490,000** Sold Date **30-May-23**

Distance **0.54km**



**1/24 HUGHES CRESCENT
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

^{RS} **\$535,000** Sold Date **13-Jun-23**

Distance **1.41km**



**2/31 ANN STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$510,000 Sold Date **11-Apr-23**

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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