

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

3/1 RHODEN 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2021

to

30 Jun 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

3/11 RHODEN COURT DANDENONG NORTH VIC 3175

\$385,000

21-Dec-21

1/247 GLADSTONE ROAD DANDENONG NORTH VIC 3175

\$400,000

05-May-22

2/6 RHODEN COURT DANDENONG NORTH VIC 3175

\$396,999

17-Jun-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: 28 July 2022



3/11 RHODEN COURT DANDENONG Sold Price
NORTH VIC 3175

\$385,000 Sold Date **21-Dec-21**

 2  1  1

Distance **0.08km**



1/247 GLADSTONE ROAD
DANDENONG NORTH VIC 3175

Sold Price **\$400,000** Sold Date **05-May-22**

 2  1  -

Distance **0.07km**



2/6 RHODEN COURT DANDENONG Sold Price
NORTH VIC 3175

\$396,999 Sold Date **17-Jun-22**

 2  1  1

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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