

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 13 Balkan 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 \$760,000 & \$830,000

Median sale price

Median price \$742,000 Property type House Suburb Dandenong North

Period - From July 2023 to June 2024 Source PropTrack

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 six 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 28 Shalimar Crescent Dandenong North	\$812,500	08/07/2024
2 44 Lipton Drive Dandenong North	\$896,000	24/06/2024
3 64 Bellbrook Drive Dandenong North	\$805,000	14/06/2024

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 six months.

This Statement of Information was prepared on: 15/07/2024