

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

1/12 Fisher Crescent 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/2 McLean Crescent Dandenong North VIC 3175	\$435,000	19-Oct-20
7/6-8 Cypress Grove Dandenong North VIC 3175	\$463,500	25-Jul-20

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: 19 January 2021

**1/2 McLean Crescent Dandenong
North VIC 3175**

3 1 1

Sold Price **\$435,000** Sold Date **19-Oct-20**Distance **0.21km****7/6-8 Cypress Grove Dandenong
North VIC 3175**

3 1 2

Sold Price **\$463,500** Sold Date **25-Jul-20**Distance **0.48km****RS** = Recent sale **UN** = Undisclosed Sale

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