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

5 WARREN 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 \$550,000 & \$605,000	Single Price			\$550,000	&	\$605,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$710,000	Prope	erty type	House		Suburb	Dandenong North
Period-from	01 Jan 2023	to	31 Dec 2	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
89 BOYD STREET DANDENONG NORTH VIC 3175	\$580,000	13-Dec-23
4 BELMONT AVENUE DANDENONG NORTH VIC 3175	\$585,000	07-Aug-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: 16 January 2024





Alice Wong

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89 BOYD STREET DANDENONG **NORTH VIC 3175**

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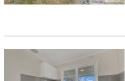
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Sold Price

RS \$580,000 Sold Date 13-Dec-23

Distance

0.78km



4 BELMONT AVENUE DANDENONG Sold Price NORTH VIC 3175

\$585,000 Sold Date 07-Aug-23

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Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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