

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Erica Street Dandenong North, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$595,000 & \$654,000
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Median sale price

Median price	\$725,000	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	01-Aug-2023	to	31-Jul-2024	Source	realestate.com.au

Comparable property sales

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	6 Menzies Ave, Dandenong North	\$646,000	27-Apr-2024
2	10 Deakin Cres, Dandenong North	\$610,000	16-Feb-2024
3	10 Sylvia St, Dandenong North	\$650,000	28-Jun-2024

This statement of information was prepared on 23-Sep-2024 at 2:17:55 PM AEST