

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

7 BELFORT STREET DANDENONG 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 2024

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

7 RYLANDS ROAD DANDENONG VIC 3175	\$950,000	18-Dec-24
5 RYLANDS ROAD DANDENONG VIC 3175	\$1,060,000	14-Dec-24
20 POTTER STREET DANDENONG VIC 3175	\$875,000	02-Jul-24

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: 26 December 2024

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**7 RYLANDS ROAD DAN DENONG
VIC 3175**

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Sold Price

^{RS} **\$950,000**

Sold Date

18-Dec-24

Distance

0.66km**5 RYLANDS ROAD DAN DENONG
VIC 3175**

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Sold Price

^{RS} **\$1,060,000**

Sold Date

14-Dec-24

Distance

0.67km**20 POTTER STREET DAN DENONG
VIC 3175**

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Sold Price

^{RS} **\$875,000**

Sold Date

02-Jul-24

Distance

0.71km**RS** = Recent sale**UN** = Undisclosed Sale

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