

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

9 Fraser Street 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

\$548,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

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

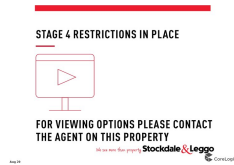
Date of sale

88 McFees Road Dandenong North VIC 3175	\$545,000	29-Jul-20
12 Scullin Street Dandenong North VIC 3175	\$555,000	16-Jul-20
9 Boronia Avenue Dandenong North VIC 3175	\$545,000	04-Sep-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: 15 January 2021



88 McFees Road Dandenong North
VIC 3175

Sold Price

\$545,000

Sold Date

29-Jul-20

 3 1 1

Distance

0.66km



12 Scullin Street Dandenong North
VIC 3175

Sold Price

\$555,000

Sold Date

16-Jul-20

 3 1 2

Distance

0.75km



9 Boronia Avenue Dandenong
North VIC 3175

Sold Price

\$545,000

Sold Date

04-Sep-20

 3 1 1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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