

## 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

1/42 Ferndale Crescent Dandenong North VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 6/7 Rhoden Court Dandenong North VIC 3175    | \$392,000 | 19-May-21 |
| 2/61-65 Loch Road Dandenong North VIC 3175   | \$440,000 | 19-May-21 |
| 2/11 Jeffrey Street Dandenong North VIC 3175 | \$450,000 | 29-Jul-21 |

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: 28 October 2021



**6/7 Rhoden Court Dandenong  
North VIC 3175**

2 1 1

Sold Price **\$392,000** Sold Date **19-May-21**

Distance **0.42km**



**2/61-65 Loch Road Dandenong  
North VIC 3175**

2 1 1

Sold Price **\$440,000** Sold Date **19-May-21**

Distance **1km**



**2/11 Jeffrey Street Dandenong  
North VIC 3175**

2 1 1

Sold Price **\$450,000** Sold Date **29-Jul-21**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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