

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

5/157 Gladstone Road 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

\$340,000

&

\$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Dandenong North

Period-from

01 Dec 2020

to

30 Nov 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

2/1475 Heatherton Road Dandenong North VIC 3175	\$360,000	20-Aug-21
1/48 Boyd Street Dandenong North VIC 3175	\$350,000	13-Oct-21
3/62 David Street Dandenong VIC 3175	\$365,000	16-Sep-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: 02 December 2021



**2/1475 Heatherton Road
Dandenong North VIC 3175**

 2  1  1

Sold Price

\$360,000

Sold Date

20-Aug-21

Distance

0.85km



**1/48 Boyd Street Dandenong North
VIC 3175**

 2  1  1

Sold Price

\$350,000

Sold Date

13-Oct-21

Distance

0.99km



**3/62 David Street Dandenong VIC
3175**

 2  1  1

Sold Price

\$365,000

Sold Date

16-Sep-21

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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