

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

6 Melody Hill Court 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Dandenong North

Period-from

01 Oct 2018

to

30 Sep 2019

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

3 Cerise Place Mulgrave VIC 3170	\$810,000	31-Aug-19
20 Amblecote Crescent Mulgrave VIC 3170	\$816,000	26-Jun-19
51 Haverbrack Drive Mulgrave VIC 3170	\$838,000	12-Oct-19

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: 22 October 2019


3 Cerise Place Mulgrave VIC 3170

Sold Price

\$810,000

Sold Date

31-Aug-19
 4
 2
 2

Distance

0.87km

20 Amblecote Crescent Mulgrave VIC 3170

Sold Price

\$816,000

Sold Date

26-Jun-19
 4
 2
 2

Distance

1.17km

51 Haverbrack Drive Mulgrave VIC 3170

Sold Price

^{RS} **\$838,000**

Sold Date

12-Oct-19
 4
 2
 2

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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