

## 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

2/1389 HEATHERTON ROAD 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

\$499,000

&

\$548,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2023

to

30 Apr 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

1/1389 HEATHERTON ROAD DANDENONG NORTH VIC 3175	\$550,000	23-Apr-24
1/33 NICOLE AVENUE DANDENONG NORTH VIC 3175	\$480,000	27-May-24
1/19 KING GEORGE PARADE DANDENONG VIC 3175	\$530,000	16-Dec-23

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: 30 May 2024



**1/1389 HEATHERTON ROAD  
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$550,000** Sold Date **23-Apr-24**

Distance **0.02km**



**1/33 NICOLE AVENUE  
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$480,000** <sup>UN</sup> Sold Date **27-May-24**

Distance **0.98km**



**1/19 KING GEORGE PARADE  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$530,000** Sold Date **16-Dec-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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