

# 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 92 Gladstone 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)

Price Range

\$570,000

&

\$610,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Dandenong North (3175)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 10 EFRON STREET, DANDENONG NORTH VIC 3175   | \$608,000 | 27/01/2023   |
| 42 WARATAH DRIVE, DANDENONG NORTH VIC 3175  | \$600,000 | 16/12/2022   |
| 45 LAEMMLE STREET, DANDENONG NORTH VIC 3175 | \$580,000 | 11/11/2022   |

This Statement of Information was prepared on: 06/04/2023