

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

2/37 Latham Crescent 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

\$590,000

&

\$640,000

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

2/160 Gladstone Road Dandenong North VIC 3175	\$630,000	06-Apr-21
3/8 Reid Court Dandenong North VIC 3175	\$668,000	19-Jul-21
3/8 Reid Court Dandenong North VIC 3175	\$668,000	05-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: 13 October 2021



2/160 Gladstone Road Dandenong North VIC 3175

 3  2  1

Sold Price

\$630,000

Sold Date

06-Apr-21

Distance

0.52km



3/8 Reid Court Dandenong North VIC 3175

 3  2  2

Sold Price

^{RS} **\$668,000** ^{UN}

Sold Date

19-Jul-21

Distance

0.56km



Sold Price

\$668,000

Sold Date

05-Jul-21

 3  -  -

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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