

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

1/8 BOYD STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jun 2021

to

31 May 2022

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

5 OLDMEADOW STREET DANDENONG NORTH VIC 3175	\$600,000	09-Apr-22
7 WOODLEE STREET DANDENONG VIC 3175	\$660,000	26-Mar-22
7 ANTHONY STREET DANDENONG NORTH VIC 3175	\$652,000	20-Mar-22

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: 28 June 2022



5 OLDMEADOW STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price

^{RS}

\$600,000

Sold Date

09-Apr-22

Distance

0.13km



7 WOODLEE STREET DANDENONG VIC 3175

3 1 1

Sold Price

\$660,000

Sold Date

26-Mar-22

Distance

0.27km



7 ANTHONY STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price

\$652,000

Sold Date

20-Mar-22

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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