

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

8 SHERWOOD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,444

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2024

to

31 Jan 2025

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

4 BEMM COURT DANDENONG NORTH VIC 3175	\$1,000,000	07-Sep-24
44 BURCHALL GROVE DANDENONG NORTH VIC 3175	\$1,080,000	26-Oct-24
18 SOMERSET DRIVE DANDENONG NORTH VIC 3175	\$1,115,000	09-Nov-24

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: 21 February 2025



4 BEMM COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price **\$1,000,000** Sold Date **07-Sep-24**

Distance **1.43km**



44 BURCHALL GROVE DANDENONG NORTH VIC 3175

4 2 2

Sold Price **\$1,080,000** Sold Date **26-Oct-24**

Distance **1.91km**



18 SOMERSET DRIVE DANDENONG NORTH VIC 3175

4 2 2

Sold Price ^{RS} **\$1,115,000** Sold Date **09-Nov-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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