

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 Lamar Court 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/29 Hughes Crescent Dandenong North VIC 3175	\$451,000	19-Oct-19
3/30 Boyd Street Dandenong North VIC 3175	\$475,000	11-Nov-19
1421 Heatherton Road Dandenong North VIC 3175	\$450,000	04-Nov-19

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: 15 January 2020



2/29 Hughes Crescent Dandenong North VIC 3175

Sold Price

\$451,000

Sold Date

19-Oct-19

2 2 2

Distance

1.18km

2/29 Hughes Crescent, DANDENONG NORTH VIC 3175



3/30 Boyd Street Dandenong North VIC 3175

Sold Price

\$475,000

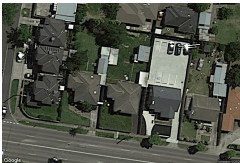
Sold Date

11-Nov-19

2 2 1

Distance

0.59km



1421 Heatherton Road Dandenong North VIC 3175

Sold Price

\$450,000

Sold Date

04-Nov-19

3 1 -

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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