

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

3/1 JEFFREY 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jan 2024

to

31 Dec 2024

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

4/1 JEFFREY STREET DANDENONG NORTH VIC 3175	\$620,000	26-Aug-24
2/2 EFRON STREET DANDENONG NORTH VIC 3175	\$570,000	04-Sep-24
2/45 MCFEES ROAD DANDENONG NORTH VIC 3175	\$560,000	14-Oct-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: 29 January 2025



4/1 JEFFREY STREET DANDENONG Sold Price
NORTH VIC 3175

3 2 1

\$620,000 Sold Date **26-Aug-24**

Distance **0.01km**



2/2 EFRON STREET DANDENONG Sold Price
NORTH VIC 3175

2 2 2

\$570,000 Sold Date **04-Sep-24**

Distance **1.01km**



2/45 MCFEES ROAD DANDENONG Sold Price
NORTH VIC 3175

2 2 1

\$560,000 Sold Date **14-Oct-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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