# 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 Outlook Drive 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 \$8	00,000 &	\$850,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$660,000	Prop	erty type	House		Suburb	Dandenong North
Period-from	01 Jun 2020	to	31 May 2	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
63 Carlton Road Dandenong North VIC 3175	\$731,888	13-Feb-21
30 Murray Road Dandenong North VIC 3175	\$761,000	27-Mar-21
4 Dale Court Dandenong North VIC 3175	\$730,000	01-May-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: 18 June 2021





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**63 Carlton Road Dandenong North** Sold Price **VIC 3175** 

\$731,888 Sold Date 13-Feb-21

Distance

**■** 3 ₾ 2  $\triangle$  1



**30 Murray Road Dandenong North** Sold Price **VIC 3175** 

\$761,000 Sold Date 27-Mar-21

1km

二 3

Distance

1.37km



4 Dale Court Dandenong North VIC Sold Price 3175

\$730,000 Sold Date 01-May-21

**■** 3

₾ 1

\$1

Distance

1.44km

**RS** = Recent sale

UN = Undisclosed Sale

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