

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

2/5 Lyons 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jun 2020

to

31 May 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

2/18 Suzanne Street Dandenong VIC 3175	\$645,000	27-May-21
2/16 King George Parade Dandenong VIC 3175	\$650,000	10-Jan-21
1A Carson Street Dandenong VIC 3175	\$640,000	23-Apr-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: 30 June 2021



2/18 Suzanne Street Dandenong VIC 3175

3 2 2

Sold Price

RS

\$645,000

Sold Date

27-May-21

Distance

0.87km



2/16 King George Parade Dandenong VIC 3175

3 2 2

Sold Price

\$650,000

Sold Date

10-Jan-21

Distance

1.35km



1A Carson Street Dandenong VIC 3175

3 2 1

Sold Price

\$640,000

Sold Date

23-Apr-21

Distance

2.38km

RS = Recent sale

UN = Undisclosed Sale

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