

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

1/24 HUGHES 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2022

to

30 Apr 2023

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

3/24 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$500,000	27-Feb-23
4/24 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$500,000	16-Mar-23
2/33 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$530,000	10-Mar-23

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: 19 May 2023

PROPERTY PHOTO
COMING SOON



3/24 HUGHES CRESCENT DANDENONG NORTH VIC 3175

2 1 1

Sold Price **\$500,000** Sold Date **27-Feb-23**

Distance **0.03km**



4/24 HUGHES CRESCENT DANDENONG NORTH VIC 3175

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **16-Mar-23**

Distance **0.03km**



2/33 HUGHES CRESCENT DANDENONG NORTH VIC 3175

2 1 1

Sold Price **\$530,000** Sold Date **10-Mar-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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