

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

5 BURCHALL GROVE 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Dandenong North

Period-from

01 Aug 2022

to

31 Jul 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

8 BLACKMORE STREET DANDENONG NORTH VIC 3175	\$715,000	10-Mar-23
86 ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175	\$695,000	29-Jul-23
23 ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175	\$700,000	16-Jun-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: 17 August 2023



**8 BLACKMORE STREET
DANDENONG NORTH VIC 3175**

3 1 2

Sold Price **\$715,000** Sold Date **10-Mar-23**

Distance **0.63km**



**86 ILLAWARRA CRESCENT
DANDENONG NORTH VIC 3175**

3 1 -

Sold Price ^{RS} **\$695,000** Sold Date **29-Jul-23**

Distance **1.29km**



**23 ILLAWARRA CRESCENT
DANDENONG NORTH VIC 3175**

3 1 -

Sold Price **\$700,000** Sold Date **16-Jun-23**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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