

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

1/10 KALLAY 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Mar 2022

to

28 Feb 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

1/13 OMALLEY CRESCENT DANDENONG NORTH VIC 3175	\$590,000	30-Jan-23
18 SYLVIA STREET DANDENONG NORTH VIC 3175	\$572,000	30-Nov-22
1/18 SYLVIA STREET DANDENONG NORTH VIC 3175	\$572,000	30-Nov-22

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 March 2023



1/13 OMALLEY CRESCENT DANDENONG NORTH VIC 3175

3 1 2

Sold Price **\$590,000** Sold Date **30-Jan-23**

Distance **0.42km**



18 SYLVIA STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price **\$572,000** Sold Date **30-Nov-22**

Distance **0.14km**



1/18 SYLVIA STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price Sold Date **30-Nov-22**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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