

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

1/8 Scullin 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2020

to

30 Jun 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

2/2 Lilac Avenue Dandenong North VIC 3175	\$585,000	30-Apr-21
2/1 Marcella Avenue Dandenong North VIC 3175	\$581,000	03-Feb-21
3/9 King George Parade Dandenong VIC 3175	\$583,000	16-Mar-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: 14 July 2021



2/2 Lilac Avenue Dandenong North VIC 3175

3 2 1

Sold Price

^{RS} **\$585,000**

Sold Date

30-Apr-21

Distance

0.98km



2/1 Marcella Avenue Dandenong North VIC 3175

3 2 2

Sold Price

\$581,000

Sold Date

03-Feb-21

Distance

1.28km



3/9 King George Parade Dandenong VIC 3175

3 2 1

Sold Price

^{RS} **\$583,000**

Sold Date

16-Mar-21

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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