

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

1/48 BOYD 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

\$370,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jun 2022

to

31 May 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

3/47 HILLSIDE AVENUE DANDENONG NORTH VIC 3175	\$382,000	22-Apr-22
2/11 JEFFREY STREET DANDENONG NORTH VIC 3175	\$520,000	17-Jan-23
3/15 MENZIES AVENUE DANDENONG NORTH VIC 3175	\$550,000	01-Jul-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: 19 June 2023


**3/47 HILLSIDE AVENUE
DANDENONG NORTH VIC 3175**
 2  1  1

Sold Price **\$382,000** Sold Date **22-Apr-22**

Distance **0.16km**

**2/11 JEFFREY STREET
DANDENONG NORTH VIC 3175**
 2  1  1

Sold Price **\$520,000** Sold Date **17-Jan-23**

Distance **0.21km**

**3/15 MENZIES AVENUE
DANDENONG NORTH VIC 3175**
 2  1  1

Sold Price **\$550,000** Sold Date **01-Jul-22**

Distance **0.56km**

**3/161 CLEELAND STREET
DANDENONG VIC 3175**
 2  1  1

Sold Price **\$432,000** Sold Date **30-Jul-22**

Distance **0.74km**

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 **0.82km**

**6/3-5 SHEALES STREET
DANDENONG VIC 3175**
 2  1  1

Sold Price **\$400,000** Sold Date **23-Feb-22**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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**3/22 HUGHES CRESCENT
DANDENONG NORTH VIC 3175**

 2
  1
  1

Sold Price

\$529,000

Sold Date

06-Apr-23

Distance

0.84km

**2/74 JAMES STREET DANDENONG
VIC 3175**

 2
  1
  1

Sold Price

\$440,000

Sold Date

19-Dec-22

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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