

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

8 BRAHMAN COURT 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

\$775,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

42 CHEAM STREET DANDENONG NORTH VIC 3175	\$775,000	11-Feb-23
33 BAKERS ROAD DANDENONG NORTH VIC 3175	\$826,000	25-Feb-23
95 MCFEES ROAD DANDENONG NORTH VIC 3175	\$837,500	15-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: 23 May 2023



42 CHEAM STREET DANDENONG NORTH VIC 3175

Sold Price

\$775,000

Sold Date

11-Feb-23



4



3



2

Distance

2.3km



33 BAKERS ROAD DANDENONG NORTH VIC 3175

Sold Price

^{RS} **\$826,000** ^{UN}

Sold Date

25-Feb-23



4



2



2

Distance

0.29km



95 MCFEES ROAD DANDENONG NORTH VIC 3175

Sold Price

\$837,500

Sold Date

15-Mar-23



4



2



2

Distance

2.46km

RS = Recent sale

UN = Undisclosed Sale

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