

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

48B SYLVIA 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2021

to

30 Apr 2022

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

2/18 THIRD AVENUE DANDENONG NORTH VIC 3175	\$540,000	12-Apr-22
1/10 FERNDAL CRESCENT DANDENONG NORTH VIC 3175	\$540,000	25-Dec-21
4 DUNEARN ROAD DANDENONG NORTH VIC 3175	\$540,000	04-Feb-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: 30 May 2022



**2/18 THIRD AVENUE DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price

^{RS} **\$540,000**

Sold Date

12-Apr-22

Distance

0.8km



**1/10 FERNDALE CRESCENT
DANDENONG NORTH VIC 3175**

2 1 2

Sold Price

\$540,000

Sold Date

25-Dec-21

Distance

0.59km



**4 DUNEARN ROAD DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price

Sold Date

04-Feb-22

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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