

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 9 Pearson Street, Dandenong North, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$729,000

&

\$769,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Dandenong North (3175)

Period - From

01/01/2022

to

30/06/2022

Source

pricefinder.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
25 CENTRAL AVENUE, DANDENONG NORTH VIC 3175	\$790,000	26/07/2022
2 SHEEHAN COURT, DANDENONG NORTH VIC 3175	\$795,000	30/04/2022
35 OUTLOOK DRIVE, DANDENONG NORTH VIC 3175	\$780,000	19/03/2022

This Statement of Information was prepared on: 19/09/2022