

## 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

23 FERNDALE CRESCENT DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong North

Period-from

01 Sep 2023

to

31 Aug 2024

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

1 GLADESVILLE COURT DANDENONG NORTH VIC 3175	\$690,890	03-Sep-24
25 AZALEA CRESCENT DANDENONG NORTH VIC 3175	\$696,000	08-Jun-24
10 SYLVIA STREET DANDENONG NORTH VIC 3175	\$650,000	26-Jun-24

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 September 2024

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**1 GLADESVILLE COURT  
DANDENONG NORTH VIC 3175**

3 1 1

Sold Price

RS

**\$690,890**Sold Date **03-Sep-24**Distance **0.35km****25 AZALEA CRESCENT  
DANDENONG NORTH VIC 3175**

3 1 1

Sold Price

**\$696,000**Sold Date **08-Jun-24**Distance **0.63km****10 SYLVIA STREET DANDENONG  
NORTH VIC 3175**

3 1 1

Sold Price

**\$650,000**Sold Date **26-Jun-24**Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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