

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1 Utah Court, Dandenong North, VIC 3175

Indicative selling price

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

Price Range \$849,000 & \$899,000

Median sale price

Median price \$725,350 Property Type House Suburb Dandenong North (3175)
Period - From 01/03/2021 to 28/02/2022 Source Corelogic

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
24 BULDAH STREET, DANDENONG NORTH VIC 3175	\$890,000	23/12/2021
34 GALLOWAY STREET, DANDENONG NORTH VIC 3175	\$890,000	18/02/2022
3 DANE COURT, DANDENONG NORTH VIC 3175	\$850,000	15/12/2021

This Statement of Information was prepared on: 31/03/2022