

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

2 Galloway 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2020

to

30 Jun 2021

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

4 Ajana Court Dandenong North VIC 3175	\$838,000	28-Jan-21
6 Shaw Close Dandenong North VIC 3175	\$965,000	07-Apr-21
1 Madison Avenue Dandenong North VIC 3175	\$798,000	06-Mar-21

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: 14 July 2021



4 Ajana Court Dandenong North VIC 3175

6 3 1

Sold Price

\$838,000

Sold Date

28-Jan-21

Distance

0.43km



6 Shaw Close Dandenong North VIC 3175

5 3 2

Sold Price

\$965,000

Sold Date

07-Apr-21

Distance

0.52km



1 Madison Avenue Dandenong North VIC 3175

5 2 1

Sold Price

\$798,000

Sold Date

06-Mar-21

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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