

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

5/16 OMALLEY CRESCENT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Feb 2023

to

31 Jan 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

1/147 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$503,000	09-Sep-23
9/17 CYPRESS GROVE DANDENONG NORTH VIC 3175	\$530,000	03-Feb-24
68/12 HALIFAX STREET DANDENONG VIC 3175	\$465,000	06-Dec-23

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: 21 February 2024



1/147 GLADSTONE ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price **\$503,000** Sold Date **09-Sep-23**

Distance **0.16km**



9/17 CYPRESS GROVE DANDENONG NORTH VIC 3175

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **03-Feb-24**

Distance **0.22km**



68/12 HALIFAX STREET DANDENONG VIC 3175

2 1 3

Sold Price **\$465,000** Sold Date **06-Dec-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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