

## 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

49 FIRST AVENUE DANDENONG NORTH VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

House

Suburb

Dandenong North

Period-from

01 May 2023

to

30 Apr 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 15 APEX STREET DANDENONG NORTH VIC 3175         | \$670,000 | 05-Feb-24 |
| 8 AILSA STREET DANDENONG NORTH VIC 3175         | \$685,000 | 22-Nov-23 |
| 75 HEYINGTON CRESCENT NOBLE PARK NORTH VIC 3174 | \$710,000 | 25-Nov-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: 10 May 2024


**15 APEX STREET DANDENONG  
NORTH VIC 3175**
 3  1  2

Sold Price

**\$670,000**

Sold Date **05-Feb-24**

Distance

**0.12km**

**8 AILSA STREET DANDENONG  
NORTH VIC 3175**
 3  1  2

Sold Price

**\$685,000**

Sold Date **22-Nov-23**

Distance

**0.23km**

**75 HEYINGTON CRESCENT NOBLE  
PARK NORTH VIC 3174**
 3  1  1

Sold Price

**\$710,000**

Sold Date **25-Nov-23**

Distance

**1.29km**

**12 FLETCHER ROAD DANDENONG  
NORTH VIC 3175**
 3  1  1

Sold Price

<sup>RS</sup> **\$701,000**

Sold Date **27-Apr-24**

Distance

**0.58km**

**7 JILLIAN STREET DANDENONG  
NORTH VIC 3175**
 3  1  2

Sold Price

**\$686,000**

Sold Date **03-Feb-24**

Distance

**0.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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