

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

4 COOMA COURT DANDENONG 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 2023

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

3 BESS COURT DANDENONG VIC 3175	\$600,000	19-Jan-23
3 LAURINA COURT DOVETON VIC 3177	\$610,000	20-Feb-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: 15 May 2023



3 BESS COURT DANDENONG VIC 3175

Sold Price

\$600,000

Sold Date

19-Jan-23


3



1



2

Distance

0.36km


3 LAURINA COURT DOVETON VIC 3177

Sold Price

\$610,000

Sold Date

20-Feb-23


3



1



2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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