

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 Heywood Close 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

\$690,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

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

40 Rawdon Hill Drive Dandenong North VIC 3175	\$765,000	10-Jul-21
2 Pamir Street Dandenong North VIC 3175	\$715,000	18-Jun-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.

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40 Rawdon Hill Drive Dandenong North VIC 3175

Sold Price

RS

\$765,000

Sold Date

10-Jul-21



3



1



1

Distance

1.73km



2 Pamir Street Dandenong North VIC 3175

Sold Price

RS

\$715,000

Sold Date

18-Jun-21



3



1



1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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