

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	18 Carlton Road Dandenong North, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$600,000 & \$660,000
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### Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	DANDENONG NORTH
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Period - From	01-Mar-2023	to	29-Feb-2024	Source	Corelogic
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	27 LATHAM CRESCENT DANDENONG NORTH VIC 3175	\$612,000	27-Sep-2023
2	39 AZALEA CRESCENT DANDENONG NORTH VIC 3175	\$632,000	20-Oct-2023
3	7 JILLIAN STREET DANDENONG NORTH VIC 3175	\$686,000	03-Feb-2024

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