

## 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 Ann Court Mount Dandenong VIC 3767

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,000

Property type

House

Suburb

Mount Dandenong

Period-from

01 Mar 2020

to

28 Feb 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

3 Fern Glen Avenue Mount Dandenong VIC 3767	\$700,000	08-Dec-20
145 Ridge Road Mount Dandenong VIC 3767	\$665,000	04-Nov-20

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: 22 March 2021



**3 Fern Glen Avenue Mount Dandenong VIC 3767**

3
 1
 2

Sold Price **\$700,000** Sold Date **08-Dec-20**

Distance **0.08km**



**145 Ridge Road Mount Dandenong VIC 3767**

3
 1
 2

Sold Price **\$665,000** Sold Date **04-Nov-20**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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