

# 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 26 Deakin Crescent, Dandenong North, VIC-3175

### Indicative selling price

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

Single price  or range between \$550,000 & \$600,000

### Median sale price

Median price \$733,500 Property type House Suburb Dandenong North

Period - From Jan 2023 to Jan 2023 Source RP Data – Core Logic

### 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. 4 Hughes Crescent, Dandenong North, VIC-3175	\$580,000	25/02/23
2. 32 Judith Street, Dandenong North, VIC-3175	\$596,000	11/04/23
3. 3 Boyd Street, Dandenong North, VIC-3175	\$600,000	01/04/23

This Statement of Information was prepared on: 28/04/23