

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

7 BOOTH CRESCENT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2022

to

30 Jun 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

8 EFRON STREET DANDENONG NORTH VIC 3175	\$700,000	21-Feb-23
16 LAEMMLE STREET DANDENONG NORTH VIC 3175	\$652,000	07-Mar-23
9 BOYD STREET DANDENONG NORTH VIC 3175	\$711,000	21-Apr-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: 17 July 2023



8 EFRON STREET DANDENONG NORTH VIC 3175

 3  1  2

Sold Price

\$700,000

Sold Date

21-Feb-23

Distance

0.22km


16 LAEMMLE STREET DANDENONG NORTH VIC 3175

 3  1  2

Sold Price

\$652,000

Sold Date

07-Mar-23

Distance

0.4km


9 BOYD STREET DANDENONG NORTH VIC 3175

 3  1  2

Sold Price

\$711,000

Sold Date

21-Apr-23

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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