

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

2/41 BOYD STREET 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/1 EXETER COURT DANDENONG VIC 3175

\$575,000

25-Nov-23

19 THIRD AVENUE DANDENONG NORTH VIC 3175

\$570,000

20-Oct-23

3/85 HERBERT STREET DANDENONG VIC 3175

\$550,000

29-Feb-24

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: 21 March 2024

**2/1 EXETER COURT DANDENONG
VIC 3175** 3  2  2

Sold Price

\$575,000

Sold Date

25-Nov-23

Distance

1.18km**19 THIRD AVENUE DANDENONG
NORTH VIC 3175** 3  1  -

Sold Price

\$570,000

Sold Date

20-Oct-23

Distance

1.37km**3/85 HERBERT STREET
DANDENONG VIC 3175** 3  1  1

Sold Price

^{RS} **\$550,000**

Sold Date

29-Feb-24

Distance

1.76km**RS** = Recent sale**UN** = Undisclosed Sale

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