

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

7/7 Rhoden Court 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,250

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2020

to

30 Apr 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

1/1 Rhoden Court Dandenong North VIC 3175	\$391,000	07-Dec-20
1/1 Second Avenue Dandenong North VIC 3175	\$400,000	06-Aug-20
1/23 McFees Road Dandenong North VIC 3175	\$411,000	11-Dec-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: 08 May 2021



1/1 Rhoden Court Dandenong North VIC 3175

 2  1  1

Sold Price \$391,000 Sold Date 07-Dec-20

Distance **0.18km**



1/1 Second Avenue Dandenong North VIC 3175

 2  1  2

Sold Price \$400,000 Sold Date 06-Aug-20

Distance **0.24km**



1/23 McFees Road Dandenong North VIC 3175

 2  1  1

Sold Price ^{RS} \$411,000 Sold Date 11-Dec-20

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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