

## 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

11 BROTT COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,500

Property type

House

Suburb

Dandenong North

Period-from

01 Aug 2021

to

31 Jul 2022

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

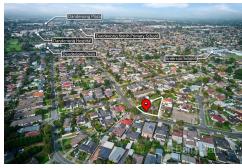
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 52 BOYD STREET DANDENONG NORTH VIC 3175  | \$720,000 | 31-Mar-22 |
| 4 COLEMAN COURT DANDENONG NORTH VIC 3175 | \$705,000 | 05-Mar-22 |
| 8 CARLTON ROAD DANDENONG NORTH VIC 3175  | \$718,000 | 07-Mar-22 |

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: 31 August 2022



### 52 BOYD STREET DANDENONG NORTH VIC 3175

 3
  1
  1

Sold Price

**\$720,000**

Sold Date

**31-Mar-22**

Distance

**1.16km**


### 4 COLEMAN COURT DANDENONG NORTH VIC 3175

 3
  1
  1

Sold Price

**\$705,000**

Sold Date

**05-Mar-22**

Distance

**0.64km**


### 8 CARLTON ROAD DANDENONG NORTH VIC 3175

 3
  1
  1

Sold Price

**\$718,000**

Sold Date

**07-Mar-22**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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