

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

1480 Mt Dandenong Tourist Road Mount Dandenong VIC 3767

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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,000

Property type

House

Suburb

Mount Dandenong

Period-from

01 Apr 2020

to

31 Mar 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

16 Oakley Street Mount Dandenong VIC 3767	\$765,000	01-Jan-21
22-24 Monash Avenue Olinda VIC 3788	\$750,000	15-Oct-20
6 Olinda Crescent Olinda VIC 3788	\$730,000	25-Nov-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: 15 April 2021



16 Oakley Street Mount Dandenong VIC 3767

Sold Price

\$765,000

Sold Date

01-Jan-21

3 1 1

Distance

0.18km



22-24 Monash Avenue Olinda VIC 3788

Sold Price

\$750,000

Sold Date

15-Oct-20

3 1 2

Distance

1.05km



6 Olinda Crescent Olinda VIC 3788

Sold Price

\$730,000

Sold Date

25-Nov-20

3 1 2

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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