

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/8 Deakin Crescent Dandenong North, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$530,000 & \$580,000
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Median sale price

Median price	\$490,000	Property Type	TOWNHOUSE	Suburb	DANDENONG NORTH
Period - From	01-Dec-2021	to	30-Nov-2022	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	5/65 Blaxland Dve, Dandenong North	\$580,000	25-Nov-2022
2	2/14 Anthony St, Dandenong North	\$570,000	04-Aug-2022
3	2/8 Anthony St, Dandenong North	\$540,000	17-Jun-2022

This statement of information was prepared on 03-Apr-2023 at 10:36:37 AM EST