

## 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

6 Avon 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2020

to

30 Jun 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

5 Laurus Court Dandenong North VIC 3175	\$664,786	29-May-21
4 Second Avenue Dandenong North VIC 3175	\$700,000	16-Mar-21
11 Elmhurst Street Noble Park North VIC 3174	\$675,000	02-Jun-21

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: 05 July 2021



## 5 Laurus Court Dandenong North VIC 3175

Sold Price

RS

**\$664,786**

Sold Date

**29-May-21**

3

1

1

Distance

**0.59km**



## 4 Second Avenue Dandenong North VIC 3175

Sold Price

**\$700,000**

Sold Date

**16-Mar-21**

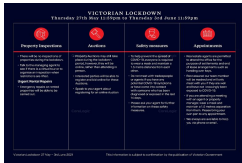
3

1

1

Distance

**0.68km**



## 11 Elmhurst Street Noble Park North VIC 3174

Sold Price

RS

**\$675,000**

Sold Date

**02-Jun-21**

3

1

1

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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