

## 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

1/11 HOLOHAN PLACE DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Oct 2022

to

30 Sep 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1/16 GLORIA AVENUE DANDENONG NORTH VIC 3175 | \$652,000 | 07-Feb-23 |
| 1/10 KALLAY STREET DANDENONG NORTH VIC 3175 | \$620,000 | 06-Apr-23 |
| 2/4 LYONS COURT DANDENONG NORTH VIC 3175    | \$651,000 | 09-Sep-23 |

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: 19 October 2023



### 1/16 GLORIA AVENUE DANDENONG NORTH VIC 3175

 3  2  2

Sold Price **\$652,000** Sold Date **07-Feb-23**

Distance **0.87km**



### 1/10 KALLAY STREET DANDENONG NORTH VIC 3175

 3  1  1

Sold Price **\$620,000** Sold Date **06-Apr-23**

Distance **1.03km**



### 2/4 LYONS COURT DANDENONG NORTH VIC 3175

 3  1  2

Sold Price <sup>RS</sup> **\$651,000** Sold Date **09-Sep-23**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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