

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

4 Bakers Road Dandenong North VIC 3175

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

\$870,000

&

\$957,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2021

to

31 Jan 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

6 Matthews Place Dandenong North VIC 3175	\$920,000	26-Sep-21
24 McKeon Circuit Dandenong North VIC 3175	\$910,000	17-Oct-21
36 Manning Drive Noble Park North VIC 3174	\$945,000	20-Nov-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: 08 February 2022



6 Matthews Place Dandenong North VIC 3175

Sold Price

\$920,000

Sold Date

26-Sep-21

 4  2  2

Distance

1.41km



24 McKeon Circuit Dandenong North VIC 3175

Sold Price

\$910,000

Sold Date

17-Oct-21

 4  2  2

Distance

1.91km



36 Manning Drive Noble Park North VIC 3174

Sold Price

^{RS} **\$945,000**

Sold Date

20-Nov-21

 4  3  2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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