

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

3 URAL COURT 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,500

Property type

House

Suburb

Dandenong North

Period-from

01 Aug 2021

to

31 Jul 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

7 SANDY COURT DANDENONG NORTH VIC 3175	\$750,000	08-Jul-22
7 COOK COURT DANDENONG NORTH VIC 3175	\$750,000	19-Jul-22
90 FIRST AVENUE DANDENONG NORTH VIC 3175	\$750,000	30-Jun-22

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: 22 August 2022



**7 SANDY COURT DANDENONG
NORTH VIC 3175**

 3  1  4

Sold Price

^{RS} **\$750,000**

Sold Date

08-Jul-22

Distance

2.15km



**7 COOK COURT DANDENONG
NORTH VIC 3175**

 3  1  -

Sold Price

Sold Date

19-Jul-22

Distance

1.01km



**90 FIRST AVENUE DANDENONG
NORTH VIC 3175**

 3  1  2

Sold Price

Sold Date

30-Jun-22

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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