

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

1/1377 Heatherton 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

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

1/2 Lilac Avenue Dandenong North VIC 3175	\$485,000	14-Apr-21
7A Holohan Place Dandenong North VIC 3175	\$580,000	22-Apr-21
8/66 Outlook Drive Dandenong North VIC 3175	\$462,000	13-Feb-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: 06 July 2021



**1/2 Lilac Avenue Dandenong North
 VIC 3175**

 2  1  1

Sold Price

\$485,000

Sold Date

14-Apr-21

Distance

0.52km



**7A Holohan Place Dandenong
 North VIC 3175**

 2  1  3

Sold Price

^{RS} **\$580,000**

Sold Date

22-Apr-21

Distance

1.84km



**8/66 Outlook Drive Dandenong
 North VIC 3175**

 2  2  1

Sold Price

\$462,000

Sold Date

13-Feb-21

Distance

2.52km

RS = Recent sale

UN = Undisclosed Sale

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