

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

4/1475 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/11 INGRID STREET DANDENONG VIC 3175

\$370,000

29-May-24

1/37 BRUCE STREET DANDENONG VIC 3175

\$380,000

11-Nov-24

4/60 KING GEORGE PARADE DANDENONG VIC 3175

\$371,000

09-Jul-24

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: 18 November 2024



2/11 INGRID STREET DANDENONG VIC 3175

Sold Price

\$370,000

Sold Date **29-May-24**
 2  1  1

Distance **0.73km**


1/37 BRUCE STREET DANDENONG VIC 3175

Sold Price

^{RS} **\$380,000**

Sold Date **11-Nov-24**
 2  1  -

Distance **1.16km**


4/60 KING GEORGE PARADE DANDENONG VIC 3175

Sold Price

\$371,000

Sold Date **09-Jul-24**
 2  1  1

Distance **1.52km**
RS = Recent sale

UN = Undisclosed Sale

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