

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

3/12 RHODEN 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2021

to

31 Aug 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

3/11 RHODEN COURT DANDENONG NORTH VIC 3175	\$385,000	21-Dec-21
1/6 RHODEN COURT DANDENONG NORTH VIC 3175	\$400,000	28-Jul-22
2/6 RHODEN COURT DANDENONG NORTH VIC 3175	\$396,999	17-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: 12 September 2022



3/11 RHODEN COURT DANDENONG Sold Price **\$385,000** Sold Date **21-Dec-21**
NORTH VIC 3175

 2  1  1

Distance **0.04km**



1/6 RHODEN COURT DANDENONG Sold Price ^{RS} **\$400,000** Sold Date **28-Jul-22**
NORTH VIC 3175

 2  1  1

Distance **0.1km**



2/6 RHODEN COURT DANDENONG Sold Price **\$396,999** Sold Date **17-Jun-22**
NORTH VIC 3175

 2  1  1

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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