

## 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

5 LUCIELLA COURT DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Dandenong North

Period-from

01 Oct 2022

to

30 Sep 2023

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 16 SURREY ROAD DANDENONG NORTH VIC 3175   | \$840,000 | 28-May-23 |
| 7 ASCOT COURT DANDENONG NORTH VIC 3175    | \$902,000 | 21-May-23 |
| 4 LUCIELLA COURT DANDENONG NORTH VIC 3175 | \$970,000 | 03-Jun-23 |

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: 04 October 2023



## 16 SURREY ROAD DANDENONG NORTH VIC 3175

4 2 2

Sold Price

**\$840,000**

Sold Date **28-May-23**

Distance **0.98km**



## 7 ASCOT COURT DANDENONG NORTH VIC 3175

4 2 1

Sold Price

**\$902,000**

Sold Date **21-May-23**

Distance **1.97km**



## 4 LUCIELLA COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date **03-Jun-23**

Distance **0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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