

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

2 EDITH COURT MOUNT DANDENONG VIC 3767

Indicative selling price

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

Single Price

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Mount Dandenong

Period-from

01 Mar 2022

to

28 Feb 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

17 EDITH COURT MOUNT DANDENONG VIC 3767	\$900,000	20-Feb-23
16 EDITH COURT MOUNT DANDENONG VIC 3767	\$915,000	31-Jan-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: 27 March 2023



17 EDITH COURT MOUNT DANDENONG VIC 3767

3 2 -

Sold Price ^{RS} **\$900,000** Sold Date **20-Feb-23**

Distance **0.19km**



16 EDITH COURT MOUNT DANDENONG VIC 3767

4 2 1

Sold Price **\$915,000** Sold Date **31-Jan-23**

Distance **0.16km**

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

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