

## 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 Ural Court Dandenong North VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

48 Prospect Hill Crescent Dandenong North VIC 3175	\$720,000	25-Feb-21
5 Dowell Court Dandenong North VIC 3175	\$706,000	30-Mar-21
7 McKay Court Dandenong North VIC 3175	\$693,000	18-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: 08 July 2021



**48 Prospect Hill Crescent  
Dandenong North VIC 3175**

3 1 2

Sold Price **\$720,000** Sold Date **25-Feb-21**

Distance **0.33km**



**5 Dowell Court Dandenong North  
VIC 3175**

3 2 2

Sold Price **\$706,000** Sold Date **30-Mar-21**

Distance **0.63km**



**7 McKay Court Dandenong North  
VIC 3175**

3 2 1

Sold Price **\$693,000** Sold Date **18-Feb-21**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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