

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 15 Gladesville Court, Dandenong North, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$680,000 & \$720,000

Median sale price

Median price \$ 750,000 Property type House Suburb DANDENONG NORTH

Period - From 17/10/2021 to 17/10/2022 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 22 Kingswood Crescent Noble Park North Vic 3174	\$681,000	2022-10-08
2 12 Simpson Drive Dandenong North Vic 3175	\$685,000	2022-08-06
3 8 Silverton Drive Noble Park North Vic 3174	\$683,000	2022-09-27

This Statement of Information was prepared on: 17/10/2022