

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

3/5 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2021

to

31 Oct 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

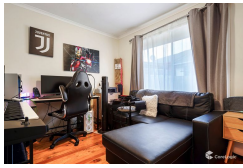
Date of sale

3/247 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$395,000	09-Nov-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: 21 November 2022



**3/247 GLADSTONE ROAD
DANDENONG NORTH VIC 3175**

 2  1  1

Sold Price

^{RS}

\$395,000

Sold Date **09-Nov-22**

Distance

0.13km



**2/6 RHODEN COURT DANDENONG
NORTH VIC 3175**

 2  1  1

Sold Price

\$396,999

Sold Date **17-Jun-22**

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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