

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

1/7 Hughes Crescent 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2020

to

31 Aug 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

2/2 Lilac Avenue Dandenong North VIC 3175	\$585,000	15-Apr-21
1/93 Bakers Road Dandenong North VIC 3175	\$580,000	15-May-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: 30 September 2021



**2/2 Lilac Avenue Dandenong North
VIC 3175**

 3  2  1

Sold Price

\$585,000

Sold Date

15-Apr-21

Distance

0.61km



**1/93 Bakers Road Dandenong North
VIC 3175**

 3  2  1

Sold Price

\$580,000

Sold Date

15-May-21

Distance

2.37km

RS = Recent sale

UN = Undisclosed Sale

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