

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 DANE 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

\$870,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong North

Period-from

01 Dec 2023

to

30 Nov 2024

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

18 SOMERSET DRIVE DANDENONG NORTH VIC 3175	\$1,115,000	09-Nov-24
5 WARWICK COURT DANDENONG NORTH VIC 3175	\$1,000,000	28-Nov-24
38 SOMERSET DRIVE DANDENONG NORTH VIC 3175	\$981,000	06-Apr-24

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: 04 December 2024



**18 SOMERSET DRIVE DANDENONG
NORTH VIC 3175**

Sold Price

^{RS}

\$1,115,000

Sold Date

09-Nov-24



4



2



2

Distance

1.49km



**5 WARWICK COURT DANDENONG
NORTH VIC 3175**

Sold Price

^{RS}

\$1,000,000

Sold Date

28-Nov-24



4



2



3

Distance

1.77km



**38 SOMERSET DRIVE DANDENONG
NORTH VIC 3175**

Sold Price

\$981,000

Sold Date

06-Apr-24



4



2



2

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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