

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

12 OBERON STREET 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,350

Property type

House

Suburb

Dandenong North

Period-from

01 Mar 2021

to

28 Feb 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

94 CARLTON ROAD DANDENONG NORTH VIC 3175	\$720,000	01-Nov-21
11 FAIR CRESCENT DANDENONG NORTH VIC 3175	\$680,000	14-Feb-22
52 SHALIMAR CRESCENT DANDENONG NORTH VIC 3175	\$740,000	12-Oct-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: 17 March 2022



94 CARLTON ROAD DANDENONG NORTH VIC 3175

3 1 2

Sold Price

\$720,000

Sold Date

01-Nov-21

Distance

0.17km



11 FAIR CRESCENT DANDENONG NORTH VIC 3175

3 1 2

Sold Price

^{RS} **\$680,000**

Sold Date

14-Feb-22

Distance

0.47km



52 SHALIMAR CRESCENT DANDENONG NORTH VIC 3175

3 1 3

Sold Price

\$740,000

Sold Date

12-Oct-21

Distance

0.57km



2 PAMIR STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price

\$715,000

Sold Date

16-Jun-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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