

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

7 London 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jan 2021

to

31 Dec 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

6 Matthews Place Dandenong North VIC 3175	\$920,000	26-Sep-21
12 Ascot Court Dandenong North VIC 3175	\$851,000	27-Nov-21
13 Rawdon Hill Drive Dandenong North VIC 3175	\$865,000	09-Nov-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: 31 January 2022



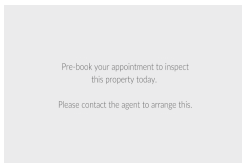
6 Matthews Place Dandenong North VIC 3175

Sold Price **\$920,000** Sold Date **26-Sep-21**
 4  2  2

Distance **1.01km**


12 Ascot Court Dandenong North VIC 3175

Sold Price ^{RS} **\$851,000** Sold Date **27-Nov-21**
 4  2  2

Distance **0.7km**


Pre-book your appointment to inspect this property today.
Please contact the agent to arrange this.

13 Rawdon Hill Drive Dandenong North VIC 3175

Sold Price **\$865,000** Sold Date **09-Nov-21**
 4  2  2

Distance **0.5km**
RS = Recent sale

UN = Undisclosed Sale

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