

## 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

71 Murray Road Dandenong North VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jun 2020

to

31 May 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

30 Murray Road Dandenong North VIC 3175	\$761,000	27-Mar-21
19 Huxley Avenue Dandenong North VIC 3175	-	04-May-21
213 Outlook Drive Dandenong North VIC 3175	\$992,500	01-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: 24 June 2021

 <p>30 Murray Road, DANDENONG NORTH</p>	<b>30 Murray Road Dandenong North VIC 3175</b>	Sold Price	<b>\$761,000</b>	Sold Date	<b>27-Mar-21</b>
 3  1  1				Distance	<b>0.44km</b>
	<b>19 Huxley Avenue Dandenong North VIC 3175</b>	Sold Price	<sup>RS</sup> -	Sold Date	<b>04-May-21</b>
 3  2  2				Distance	<b>0.41km</b>
	<b>213 Outlook Drive Dandenong North VIC 3175</b>	Sold Price	<b>\$992,500</b>	Sold Date	<b>01-May-21</b>
 4  2  4				Distance	<b>0.46km</b>
	<b>1 Tanjil Court Dandenong North VIC 3175</b>	Sold Price	<b>\$787,000</b>	Sold Date	<b>10-Apr-21</b>
 3  2  3				Distance	<b>0.51km</b>
	<b>1 Waranga Street Dandenong North VIC 3175</b>	Sold Price	<sup>RS</sup> <b>\$900,000</b>	Sold Date	<b>31-May-21</b>
 4  2  2				Distance	<b>0.53km</b>
	<b>229 Outlook Drive Dandenong North VIC 3175</b>	Sold Price	<sup>RS</sup> <b>\$1,110,000</b> <sup>UN</sup>	Sold Date	<b>19-May-21</b>
 4  2  4				Distance	<b>0.55km</b>

RS = Recent sale

UN = Undisclosed Sale

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## 7 Snowy Street Dandenong North VIC 3175

4 2 2

Sold Price

<sup>RS</sup> - Sold Date **03-Jun-21**

Distance **0.61km**



## 6 Weist Court Dandenong North VIC 3175

3 2 2

Sold Price

**\$920,000** Sold Date **07-May-21**

Distance **0.68km**



## 15 Bellbrook Drive Dandenong North VIC 3175

4 2 2

Sold Price

<sup>RS</sup> **\$935,000** <sup>UN</sup> Sold Date **14-May-21**

Distance **0.75km**



## 6 Howe Avenue Dandenong North VIC 3175

4 2 2

Sold Price

<sup>RS</sup> **\$790,000** Sold Date **19-Jun-21**

Distance **0.77km**



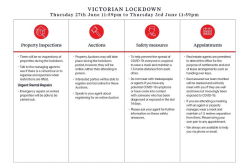
## 7 Cordova Court Dandenong North VIC 3175

5 2 2

Sold Price

**\$978,888** Sold Date **23-Mar-21**

Distance **0.85km**



## 4 Van Haaster Court Rowville VIC 3178

4 2 2

Sold Price

<sup>RS</sup> **\$1,311,000** <sup>UN</sup> Sold Date **08-Jun-21**

Distance **0.94km**

VICTORIAN LOCKDOWN			
Thursday 27th June 2020 to Thursday 2nd July 2020			
Property Inspection	Valuation	Settlement	Completion
<ul style="list-style-type: none"> <li>Property inspection is not permitted.</li> <li>Valuation is not permitted.</li> <li>Settlement is not permitted.</li> <li>Completion is not permitted.</li> </ul>	<ul style="list-style-type: none"> <li>Valuation is not permitted.</li> <li>Settlement is not permitted.</li> <li>Completion is not permitted.</li> </ul>	<ul style="list-style-type: none"> <li>Settlement is not permitted.</li> <li>Completion is not permitted.</li> </ul>	<ul style="list-style-type: none"> <li>Completion is not permitted.</li> </ul>

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**4 Ring Court Dandenong North VIC 3175**

Sold Price

**\$695,000**

Sold Date

**24-Mar-21**

 3

 2

 2

Distance

**0.96km**

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