

## 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

6 AZALEA CRESCENT 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Dandenong North

Period-from

01 May 2021

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 23 BORONIA AVENUE DANDENONG NORTH VIC 3175  | \$678,000 | 17-Dec-21 |
| 211 GLADSTONE ROAD DANDENONG NORTH VIC 3175 | \$677,500 | 16-Dec-21 |
| 30 SYLVIA STREET DANDENONG NORTH VIC 3175   | \$680,000 | 14-Dec-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: 16 May 2022



### 23 BORONIA AVENUE DANDENONG NORTH VIC 3175

 4
  1
  3

Sold Price **\$678,000** Sold Date **17-Dec-21**

Distance **0.22km**



### 211 GLADSTONE ROAD DANDENONG NORTH VIC 3175

 3
  1
  2

Sold Price **\$677,500** Sold Date **16-Dec-21**

Distance **0.25km**



### 30 SYLVIA STREET DANDENONG NORTH VIC 3175

 3
  1
  2

Sold Price **\$680,000** Sold Date **14-Dec-21**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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