

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

4 ELLETSON COURT DANDENONG 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

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Dandenong

Period-from

01 Apr 2021

to

31 Mar 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

7 WALLACE AVENUE DANDENONG VIC 3175	\$690,000	27-Nov-21
10 ELRAY AVENUE DANDENONG VIC 3175	\$735,000	25-Oct-21
44 EDWARD AVENUE DANDENONG VIC 3175	\$802,000	19-Feb-22

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 April 2022



**7 WALLACE AVENUE
DANDENONG VIC 3175**

3 1 1

Sold Price **\$690,000** Sold Date **27-Nov-21**

Distance -



**10 ELRAY AVENUE DANDENONG
VIC 3175**

3 1 2

Sold Price **\$735,000** Sold Date **25-Oct-21**

Distance -



**44 EDWARD AVENUE
DANDENONG VIC 3175**

3 1 4

Sold Price ^{RS} **\$802,000** Sold Date **19-Feb-22**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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