

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

8 Azalea Crescent 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

House

Suburb

Dandenong North

Period-from

01 Mar 2019

to

29 Feb 2020

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

3 Sabine Avenue Dandenong North VIC 3175	\$729,000	20-Feb-20
5 Lyndale Court Dandenong North VIC 3175	\$682,000	01-Nov-19
29 Victor Avenue Dandenong North VIC 3175	\$650,000	07-Dec-19

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: 20 March 2020



3 Sabine Avenue Dandenong North VIC 3175 Sold Price **\$729,000** Sold Date **20-Feb-20**

 4  2  4

Distance **0.43km**



5 Lyndale Court Dandenong North VIC 3175 Sold Price **\$682,000** Sold Date **01-Nov-19**

 4  2  2

Distance **0.66km**



29 Victor Avenue Dandenong North VIC 3175 Sold Price **\$650,000** Sold Date **07-Dec-19**

 4  2  3

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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