

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

2/11 JANET STREET 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Dec 2021

to

30 Nov 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

2/18 SYLVIA STREET DANDENONG NORTH VIC 3175	\$545,000	07-Jul-21
1/18 SYLVIA STREET DANDENONG NORTH VIC 3175	\$572,000	20-Dec-22
3/159 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$540,000	02-Jan-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: 23 December 2022



2/18 SYLVIA STREET DANDENONG NORTH VIC 3175

2 1 1

Sold Price

\$545,000

Sold Date

07-Jul-21

Distance

0.08km



1/18 SYLVIA STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price

^{RS} **\$572,000** ^{UN}

Sold Date

20-Dec-22

Distance

0.09km



3/159 GLADSTONE ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price

\$540,000

Sold Date

02-Jan-22

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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