

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

2/147 CARLTON ROAD 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2022

to

30 Apr 2023

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

2/25 GIBB STREET DANDENONG NORTH VIC 3175	\$470,000	06-Apr-23
4/24 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$500,000	16-Mar-23
1/84 MCKEON CIRCUIT DANDENONG NORTH VIC 3175	\$577,975	10-Mar-23

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: 02 May 2023



2/25 GIBB STREET DANDENONG NORTH VIC 3175

Sold Price

^{RS}

\$470,000

Sold Date

06-Apr-23

2

1

-

Distance

0.52km



4/24 HUGHES CRESCENT DANDENONG NORTH VIC 3175

Sold Price

^{RS}

\$500,000

Sold Date

16-Mar-23

2

1

1

Distance

1.51km



1/84 MCKEON CIRCUIT DANDENONG NORTH VIC 3175

Sold Price

^{RS}

\$577,975

Sold Date

10-Mar-23

2

1

1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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