

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

151 OUTLOOK DRIVE 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

\$600,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Other

Suburb

Dandenong North

Period-from

01 Oct 2021

to

30 Sep 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

12 SEARLE COURT DANDENONG NORTH VIC 3175	\$700,000	18-Oct-22
3 GARDINER AVENUE DANDENONG NORTH VIC 3175	\$696,500	26-Feb-22
280 POWER ROAD ENDEAVOUR HILLS VIC 3802	\$640,000	12-Sep-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: 19 October 2022



12 SEARLE COURT DANDENONG NORTH VIC 3175

3 2 2

Sold Price

^{RS} \$700,000

Sold Date

18-Oct-22

Distance

1.1km



3 GARDINER AVENUE DANDENONG NORTH VIC 3175

3 1 1

Sold Price

\$696,500

Sold Date

26-Feb-22

Distance

3.06km



280 POWER ROAD ENDEAVOUR HILLS VIC 3802

3 1 2

Sold Price

^{RS} \$640,000

Sold Date

12-Sep-22

Distance

3.27km



5 BITTERN DRIVE ENDEAVOUR HILLS VIC 3802

3 1 2

Sold Price

^{RS} \$673,000

Sold Date

19-Aug-22

Distance

4.01km

RS = Recent sale

UN = Undisclosed Sale

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