

## 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

7 CORVI COURT DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,500

Property type

House

Suburb

Dandenong

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 41 KING GEORGE PARADE DANDENONG VIC 3175 | \$650,000 | 15-Mar-23 |
| 158 CLEELAND STREET DANDENONG VIC 3175   | \$700,000 | 02-Apr-23 |
| 26 OSWALD STREET DANDENONG VIC 3175      | \$670,000 | 27-Apr-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.~~

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### 41 KING GEORGE PARADE DANDENONG VIC 3175

3 1 2

Sold Price **\$650,000** Sold Date **15-Mar-23**

Distance **0.08km**



### 158 CLEELAND STREET DANDENONG VIC 3175

3 1 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **02-Apr-23**

Distance **1.62km**



### 26 OSWALD STREET DANDENONG VIC 3175

3 1 1

Sold Price <sup>RS</sup> **\$670,000** Sold Date **27-Apr-23**

Distance **1.84km**

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

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