

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

3/3 Easterleigh Court Dandenong 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,625

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/22 Hughes Crescent Dandenong North VIC 3175	\$420,000	15-Jan-21
1/29 Hughes Crescent Dandenong North VIC 3175	\$425,000	12-Feb-21
2/31 Blamey Street Noble Park VIC 3174	\$438,000	13-Aug-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: 15 March 2021



1/22 Hughes Crescent Dandenong North VIC 3175

2 1 1

Sold Price

\$420,000

Sold Date

15-Jan-21

Distance

0.22km


1/29 Hughes Crescent Dandenong North VIC 3175

2 1 1

Sold Price

^{RS} **\$425,000**

Sold Date

12-Feb-21

Distance

0.32km


2/31 Blamey Street Noble Park VIC 3174

2 1 1

Sold Price

\$438,000

Sold Date

13-Aug-19

Distance

1.69km
RS = Recent sale

UN = Undisclosed Sale

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