

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/18 Latham Crescent Dandenong North, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$660,000 & \$720,000
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### Median sale price

Median price	\$585,000	Property Type	TOWNHOUSE	Suburb	DANDENONG NORTH
Period - From	01-Dec-2023	to	30-Nov-2024	Source	CORELOGIC RP DATA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	1/4 GARDINER AVENUE DANDENONG NORTH VIC 3175	\$695,000	01-Nov-2024
2	2/10 Wimpole St, Noble Park North	\$716,000	13-May-2024
3	26-28 MCFEES ROAD DANDENONG NORTH VIC 3175	\$684,000	24-Aug-2024

This statement of information was prepared on 13-Dec-2024 at 1:31:42 PM AEDT