

## 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

30 Illawarra Crescent Dandenong North VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Dandenong North

Period-from

01 Apr 2020

to

31 Mar 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 7 Mirboo Street Dandenong North VIC 3175 | \$670,000 | 19-Jan-21 |
| 4 Belinda Court Dandenong North VIC 3175 | \$680,000 | 22-Apr-21 |
| 10 Lipton Drive Dandenong North VIC 3175 | \$735,000 | 28-Jan-21 |

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: 26 April 2021


**7 Mirboo Street Dandenong North  
VIC 3175**
 4  2  2

Sold Price

**\$670,000**

Sold Date

**19-Jan-21**

Distance

**0.48km**

**4 Belinda Court Dandenong North  
VIC 3175**
 4  2  2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**22-Apr-21**

Distance

**1.3km**

**10 Lipton Drive Dandenong North  
VIC 3175**
 4  2  2

Sold Price

**\$735,000**

Sold Date

**28-Jan-21**

Distance

**1.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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