

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

1/5 ERICA STREET 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2022

to

31 Oct 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

2/26 SAMARIA STREET DANDENONG NORTH VIC 3175	\$586,000	11-Oct-23
2/7-9 MURRAY ROAD DANDENONG NORTH VIC 3175	\$545,000	28-Sep-23
8/25-27 FINTONIA ROAD NOBLE PARK VIC 3174	\$542,840	16-Aug-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.~~

This Statement of Information was prepared on: 01 November 2023



**2/26 SAMARIA STREET
 DANDENONG NORTH VIC 3175**

2 1 1

Sold Price ^{RS} **\$586,000** Sold Date **11-Oct-23**

Distance **0.24km**



**2/7-9 MURRAY ROAD
 DANDENONG NORTH VIC 3175**

2 1 1

Sold Price ^{RS} **\$545,000** Sold Date **28-Sep-23**

Distance **1.32km**

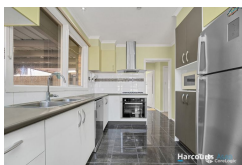


**8/25-27 FINTONIA ROAD NOBLE
 PARK VIC 3174**

2 1 2

Sold Price ^{RS} **\$542,840** Sold Date **16-Aug-23**

Distance **2.03km**

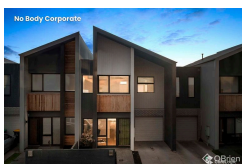


**1/106 GLADSTONE ROAD
 DANDENONG NORTH VIC 3175**

3 1 1

Sold Price ^{RS} **\$580,000** Sold Date **11-Aug-23**

Distance **0.96km**



**4/1A KING GEORGE PARADE
 DANDENONG VIC 3175**

3 2 1

Sold Price ^{RS} **\$570,000** Sold Date **16-Sep-23**

Distance **2.03km**

RS = Recent sale UN = Undisclosed Sale

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