

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 PHILIP 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2023

to

30 Apr 2024

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

8/15 JAMES STREET DANDENONG VIC 3175	\$500,000	05-Apr-24
1/23 KOONALDA GROVE DANDENONG NORTH VIC 3175	\$510,000	29-Nov-23
1/100 HERBERT STREET DANDENONG VIC 3175	\$500,000	02-Dec-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: 23 May 2024

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**8/15 JAMES STREET DANDENONG
VIC 3175**

3 1 1

Sold Price

\$500,000Sold Date **05-Apr-24**Distance **0.97km****1/23 KOONALDA GROVE
DANDENONG NORTH VIC 3175**

3 1 -

Sold Price

^{RS} **\$510,000**Sold Date **29-Nov-23**Distance **1.15km****1/100 HERBERT STREET
DANDENONG VIC 3175**

3 1 1

Sold Price

\$500,000Sold Date **02-Dec-23**Distance **1.7km****RS** = Recent sale**UN** = Undisclosed Sale

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