

## 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 FISHER 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Dandenong North

Period-from

01 Sep 2022

to

31 Aug 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

|   |           |           |
|---|-----------|-----------|
| 4 BELMONT AVENUE DANDENONG NORTH VIC 3175   | \$585,000 | 07-Aug-23 |
| 70A GLADSTONE ROAD DANDENONG NORTH VIC 3175 | \$600,000 | 06-Jul-23 |
| 26 DEAKIN CRESCENT DANDENONG NORTH VIC 3175 | \$610,000 | 15-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: 25 September 2023



**4 BELMONT AVENUE DANDENONG NORTH VIC 3175**

3 1 1

Sold Price **\$585,000** Sold Date **07-Aug-23**

Distance **0.7km**

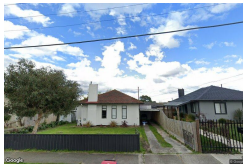


**70A GLADSTONE ROAD DANDENONG NORTH VIC 3175**

3 1 2

Sold Price **\$600,000** Sold Date **06-Jul-23**

Distance **0.41km**



**26 DEAKIN CRESCENT DANDENONG NORTH VIC 3175**

3 1 1

Sold Price **\$610,000** Sold Date **15-Aug-23**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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