

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

10/66 OUTLOOK DRIVE 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jun 2023

to

31 May 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

2/1 CENTRAL AVENUE DANDENONG NORTH VIC 3175	\$530,000	03-Feb-24
2/24 GIBB STREET DANDENONG NORTH VIC 3175	\$550,500	28-Apr-24

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.

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2/1 CENTRAL AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price **\$530,000** Sold Date **03-Feb-24**

Distance **0.83km**



2/24 GIBB STREET DANDENONG NORTH VIC 3175

2 1 1

Sold Price ^{RS} **\$550,500** ^{UN} Sold Date **28-Apr-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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