

## 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

104 RAWDON HILL DRIVE 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

\$720,000

&

\$792,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

House

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

|  |           |           |
|--|-----------|-----------|
| 30 WARATAH DRIVE DANDENONG NORTH VIC 3175  | \$730,000 | 17-Feb-24 |
| 5 DAVA COURT DANDENONG NORTH VIC 3175      | \$725,000 | 08-Apr-24 |
| 35 BORONIA AVENUE DANDENONG NORTH VIC 3175 | \$780,170 | 14-Feb-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.~~

This Statement of Information was prepared on: 16 May 2024



**30 WARATAH DRIVE DANDENONG** Sold Price

<sup>RS</sup> **730000** Sold Date **17-Feb-24**

 3  1  2

Distance **1.14km**



**5 DAVA COURT DANDENONG** Sold Price

**725000** Sold Date **08-Apr-24**

 3  -  -

Distance **1.07km**



**35 BORONIA AVENUE** Sold Price

**780170** Sold Date **14-Feb-24**

 3  1  -

Distance **1.2km**

RS = Recent sale      UN = Undisclosed Sale

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