

## 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

19 OUTLOOK 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

\$840,000

&

\$924,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2023

to

31 Jan 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 ESSEX STREET DANDENONG NORTH VIC 3175	\$905,000	26-Oct-23
11 EXELL DRIVE DANDENONG NORTH VIC 3175	\$847,000	15-Dec-23
29 ADMIRALA AVENUE DANDENONG NORTH VIC 3175	\$870,000	29-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: 14 February 2024

**2 ESSEX STREET DANDENONG  
NORTH VIC 3175**

3 1 -

Sold Price **\$905,000** Sold Date **26-Oct-23**Distance **0.2km****11 EXELL DRIVE DANDENONG  
NORTH VIC 3175**

3 2 4

Sold Price <sup>RS</sup> **\$847,000** Sold Date **15-Dec-23**Distance **1.13km****29 ADMIRALA AVENUE  
DANDENONG NORTH VIC 3175**

3 1 2

Sold Price **\$870,000** Sold Date **29-Aug-23**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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