

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

2/26 FERNDAL CRESCENT 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

\$490,000

&

\$530,000

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

9/17 CYPRESS GROVE DANDENONG NORTH VIC 3175	\$530,000	30-Jan-24
2/1 CENTRAL AVENUE DANDENONG NORTH VIC 3175	\$530,000	03-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: 24 May 2024



**9/17 CYPRESS GROVE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$530,000** Sold Date **30-Jan-24**

Distance **1.18km**



**2/1 CENTRAL AVENUE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price

Sold Date **03-Feb-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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