

## 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

23 SAMARIA STREET 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

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2022

to

30 Jun 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

8 OXFORD COURT DANDENONG NORTH VIC 3175	\$1,035,000	18-Mar-23
4 LUCIELLA COURT DANDENONG NORTH VIC 3175	\$970,000	03-Jun-23
102 CARLTON ROAD DANDENONG NORTH VIC 3175	\$1,280,000	29-Apr-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: 31 July 2023

**8 OXFORD COURT DANDENONG  
NORTH VIC 3175**

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Sold Price **\$1,035,000** Sold Date **18-Mar-23**Distance **1.54km****4 LUCIELLA COURT DANDENONG  
NORTH VIC 3175**

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Sold Price <sup>RS</sup> **\$970,000** Sold Date **03-Jun-23**Distance **1.75km****102 CARLTON ROAD DANDENONG  
NORTH VIC 3175**

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Sold Price <sup>RS</sup> **\$1,280,000** Sold Date **29-Apr-23**Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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