

## 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

27 AZALEA CRESCENT 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

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Dandenong North

Period-from

01 Mar 2023

to

29 Feb 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

7 SEVERN COURT DANDENONG NORTH VIC 3175	\$885,000	28-Nov-23
3 NORDIC ROAD DANDENONG NORTH VIC 3175	\$880,000	05-Feb-24
13 GLENCOE GROVE DANDENONG NORTH VIC 3175	\$814,000	20-Jan-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: 20 March 2024



**7 SEVERN COURT DANDENONG  
NORTH VIC 3175**

3 2 1

Sold Price **\$885,000** Sold Date **28-Nov-23**

Distance **0.69km**



**3 NORDIC ROAD DANDENONG  
NORTH VIC 3175**

3 2 4

Sold Price **\$880,000** Sold Date **05-Feb-24**

Distance **0.69km**



**13 GLENCOE GROVE DANDENONG  
NORTH VIC 3175**

3 2 1

Sold Price **\$814,000** Sold Date **20-Jan-24**

Distance **0.72km**

RS = Recent sale      UN = Undisclosed Sale

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