

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

3/1370-1372 HEATHERTON ROAD DANDENONG 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 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

1/147 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$503,000	09-Sep-23
1/19 KING GEORGE PARADE DANDENONG VIC 3175	\$530,000	16-Dec-23
11/1374-1380 HEATHERTON ROAD DANDENONG VIC 3175	\$460,000	27-Sep-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: 15 January 2024



**1/147 GLADSTONE ROAD
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price **\$503,000** Sold Date **09-Sep-23**

Distance **0.68km**



**1/19 KING GEORGE PARADE
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **16-Dec-23**

Distance **0.63km**



**11/1374-1380 HEATHERTON ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$460,000** Sold Date **27-Sep-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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