

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 BIRCH AVENUE 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Dandenong North

Period-from

01 Sep 2022

to

31 Aug 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

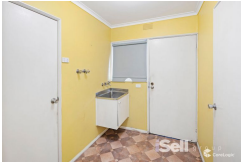
Date of sale

3 FIRST AVENUE DANDENONG NORTH VIC 3175	780000	09-Sep-23
1 EVE COURT DANDENONG NORTH VIC 3175	775000	26-Aug-23
35 BORONIA AVENUE DANDENONG NORTH VIC 3175	782000	24-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: 18 September 2023



**3 FIRST AVENUE DANDENONG
NORTH VIC 3175**

 3  1  2

Sold Price

^{RS} **780000**

Sold Date **09-Sep-23**

Distance **0.78km**



**1 EVE COURT DANDENONG NORTH
VIC 3175**

 3  1  3

Sold Price

^{RS} **775000**

Sold Date **26-Aug-23**

Distance **1.34km**



**35 BORONIA AVENUE
DANDENONG NORTH VIC 3175**

 3  1  2

Sold Price

782000

Sold Date **24-Apr-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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