

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

5/17 NORMAN COURT 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2022

to

31 Jul 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

3/48 KIRKHAM ROAD DANDENONG VIC 3175	\$550,000	01-Jul-23
32 HUTTON STREET DANDENONG VIC 3175	\$540,000	02-May-23
1/91 PULTNEY STREET DANDENONG VIC 3175	\$480,000	21-May-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: 02 August 2023



**3/48 KIRKHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price ^{RS} **\$550,000** Sold Date **01-Jul-23**

Distance **0.55km**



**32 HUTTON STREET DANDENONG
VIC 3175**

2 1 -

Sold Price ^{RS} **\$540,000** Sold Date **02-May-23**

Distance **1.75km**



**1/91 PULTNEY STREET
DANDENONG VIC 3175**

2 1 2

Sold Price **\$480,000** Sold Date **21-May-23**

Distance **1.36km**



**3/24 MACPHERSON STREET
DANDENONG VIC 3175**

2 - 1

Sold Price **\$560,000** Sold Date **26-May-23**

Distance **2.06km**



**1/99 CLOW STREET DANDENONG
VIC 3175**

3 2 2

Sold Price ^{RS} **\$542,000** ^{UN} Sold Date **19-Jun-23**

Distance **2.33km**

RS = Recent sale UN = Undisclosed Sale

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