

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

7 SEAVIEW COURT 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

House

Suburb

Dandenong North

Period-from

01 May 2023

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 32 NEASHAM DRIVE DANDENONG NORTH VIC 3175 | \$795,700 | 23-Mar-24 |
| 18 PAMIR STREET DANDENONG NORTH VIC 3175 | \$781,000 | 29-Apr-24 |
| 83 SYLVIA STREET DANDENONG NORTH VIC 3175 | \$750,000 | 20-Apr-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: 10 May 2024

**32 NEASHAM DRIVE DANDENONG
NORTH VIC 3175**

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Sold Price

^{RS} **\$795,700** ^{UN}Sold Date **23-Mar-24**Distance **1km****18 PAMIR STREET DANDENONG
NORTH VIC 3175**

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Sold Price

^{RS} **\$781,000**Sold Date **29-Apr-24**Distance **1.06km****83 SYLVIA STREET DANDENONG
NORTH VIC 3175**

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Sold Price

^{RS} **\$750,000**Sold Date **20-Apr-24**Distance **1.3km****RS** = Recent sale**UN** = Undisclosed Sale

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