

## 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

8 BELFORT STREET DANDENONG 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

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

4 JELLICOE STREET NOBLE PARK VIC 3174	\$680,000	24-Aug-23
5 KOONALDA GROVE DANDENONG NORTH VIC 3175	\$705,000	19-Nov-23
6 JOLLY STREET DANDENONG VIC 3175	\$710,000	16-Jul-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: 10 January 2024



## 4 JELLCOE STREET NOBLE PARK VIC 3174

Sold Price

**\$680,000**

Sold Date **24-Aug-23**

4 1 2

Distance **1.36km**



## 5 KOONALDA GROVE DANDENONG NORTH VIC 3175

Sold Price

**\$705,000**

Sold Date **19-Nov-23**

4 2 3

Distance **1.55km**



## 6 JOLLY STREET DANDENONG VIC 3175

Sold Price

**\$710,000**

Sold Date **16-Jul-23**

3 1 2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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