

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

84 MENZIES 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Dandenong North

Period-from

01 Mar 2023

to

29 Feb 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

7 TAURUS AVENUE DANDENONG NORTH VIC 3175	\$725,000	28-Dec-23
28 NICOLE AVENUE DANDENONG NORTH VIC 3175	\$707,000	21-Dec-23
11 COLEMAN COURT DANDENONG NORTH VIC 3175	\$740,000	19-Jan-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: 14 March 2024



**7 TAURUS AVENUE DANDENONG
NORTH VIC 3175**

 3  2  1

Sold Price

\$725,000

Sold Date

28-Dec-23

Distance

1.3km



**28 NICOLE AVENUE DANDENONG
NORTH VIC 3175**

 4  2  1

Sold Price

\$707,000

Sold Date

21-Dec-23

Distance

0.77km



**11 COLEMAN COURT DANDENONG
NORTH VIC 3175**

 4  1  1

Sold Price

^{RS} **\$740,000**

Sold Date

19-Jan-24

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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