

## 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

9/17 CYPRESS GROVE DANDENONG NORTH 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Dandenong North

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

32/35 DAVID STREET DANDENONG VIC 3175	\$508,500	11-Jul-23
2/49 FRENCH STREET NOBLE PARK VIC 3174	\$525,000	25-Nov-23
2/7 GOODING COURT DANDENONG VIC 3175	\$500,000	14-Sep-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: 08 January 2024



**32/35 DAVID STREET  
DANDENONG VIC 3175**

2 1 2

Sold Price **\$508,500** Sold Date **11-Jul-23**

Distance **0.76km**



**2/49 FRENCH STREET NOBLE  
PARK VIC 3174**

2 1 1

Sold Price <sup>RS</sup> **\$525,000** Sold Date **25-Nov-23**

Distance **1.66km**



**2/7 GOODING COURT  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$500,000** Sold Date **14-Sep-23**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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