

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

14 Darwin Street 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Dandenong North

Period-from

01 Sep 2020

to

31 Aug 2021

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

5 Teal Court Dandenong North VIC 3175	\$597,500	24-Jun-21
18 Booth Crescent Dandenong North VIC 3175	\$620,000	25-Jun-21
9 Bunarong Court Dandenong North VIC 3175	\$625,000	01-Aug-21

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.~~

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5 Teal Court Dandenong North VIC 3175

Sold Price

\$597,500

Sold Date

24-Jun-21

3

1

1

Distance

1.92km



18 Booth Crescent Dandenong North VIC 3175

Sold Price

\$620,000

Sold Date

25-Jun-21

3

1

1

Distance

0.64km



9 Bunarong Court Dandenong North VIC 3175

Sold Price

^{RS} **\$625,000**

Sold Date

01-Aug-21

3

1

2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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