

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

118 SOMERSET DRIVE 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

\$1,030,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,350

Property type

House

Suburb

Dandenong North

Period-from

01 Apr 2021

to

31 Mar 2022

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

6 BEMM COURT DANDENONG NORTH VIC 3175	\$1,068,000	09-Mar-22
19 RIDDELL STREET DANDENONG NORTH VIC 3175	\$1,080,000	20-Oct-21
54 BELLBROOK DRIVE DANDENONG NORTH VIC 3175	\$985,000	05-Nov-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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6 BEMM COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price ^{RS} **\$1,068,000** Sold Date **09-Mar-22**

Distance **0.57km**



19 RIDDELL STREET DANDENONG NORTH VIC 3175

5 3 2

Sold Price **\$1,080,000** Sold Date **20-Oct-21**

Distance **0.56km**



54 BELLBROOK DRIVE DANDENONG NORTH VIC 3175

4 2 2

Sold Price **\$985,000** Sold Date **05-Nov-21**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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