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	3 Maureen Court 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	House	Suburb	Dandenong North
Period-from	01 Jun 2019	to	31 May 2020	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
25 Station Street Dandenong VIC 3175	$630,000	22-Feb-20
254 Gladstone Road Dandenong North VIC 3175	$613,000	12-Nov-19
10 Fraser Street Dandenong North VIC 3175	$578,000	29-Oct-19

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: 04 June 2020

OBrien Real Estate
Daniel Gallagher
P 5995 0500
M 0437 744 104
E daniel.gallagher@obrienrealestate.com.au



25 Station Street Dandenong VIC 3175
4 2 1
Sold Price **$630,000** Sold Date **22-Feb-20**
Distance **3.14km**



254 Gladstone Road Dandenong North VIC 3175
4 2 1
Sold Price **$613,000** Sold Date **12-Nov-19**
Distance **2.53km**



10 Fraser Street Dandenong North VIC 3175
4 2 1
Sold Price **$578,000** Sold Date **29-Oct-19**
Distance **1.78km**



4 Kialla Court Noble Park North VIC 3174
4 1 2
Sold Price **$660,000** Sold Date **09-Nov-19**
Distance **1.67km**



100 Illawarra Crescent Dandenong North VIC 3175
3 1 1
Sold Price **$585,000** Sold Date **07-Dec-19**
Distance **1.63km**



14 Simpson Drive Dandenong North VIC 3175
4 2 2
Sold Price **$637,500** Sold Date **18-Nov-19**
Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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80 First Avenue Dandenong North VIC 3175

4 2 2

Sold Price **$645,000** Sold Date **20-Dec-19**

Distance **1.55km**



6 Koonung Street Dandenong North VIC 3175

4 1 3

Sold Price **$640,000** Sold Date **08-Nov-19**

Distance **1.33km**



29 Victor Avenue Dandenong North VIC 3175

4 2 3

Sold Price **$650,000** Sold Date **07-Dec-19**

Distance **1.31km**



16 Warbla Street Dandenong North VIC 3175

4 2 1

Sold Price **$556,000** Sold Date **26-Sep-19**

Distance **0.19km**

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