

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

7 BELFORT STREET DANDENONG 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Dandenong

Period-from

01 Jan 2024

to

31 Dec 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 RYLANDS ROAD DANDENONG VIC 3175	\$950,000	18-Dec-24
76 CLEELAND STREET DANDENONG VIC 3175	\$985,000	29-Oct-24
37 JAMES STREET DANDENONG VIC 3175	\$970,000	19-Oct-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.~~

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**7 RYLANDS ROAD DANDENONG
VIC 3175**

 4  1  1

Sold Price

^{RS} **\$950,000** Sold Date **18-Dec-24**

Distance **0.66km**



**76 CLEELAND STREET
DANDENONG VIC 3175**

 3  1  2

Sold Price

\$985,000 Sold Date **29-Oct-24**

Distance **1.5km**



**37 JAMES STREET DANDENONG
VIC 3175**

 3  1  2

Sold Price

\$970,000 Sold Date **19-Oct-24**

Distance **1.35km**

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

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