

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 WARREN 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Dandenong North

Period-from

01 Mar 2024

to

28 Feb 2025

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

1 DOROTHY COURT DANDENONG NORTH VIC 3175	\$600,000	22-Dec-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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1 DOROTHY COURT DANDENONG NORTH VIC 3175

Sold Price

\$600,000

Sold Date

22-Dec-24

3

1

-

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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