

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

23 Exell 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2020

to

31 Jan 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

40 Amblecote Crescent Mulgrave VIC 3170	\$850,000	21-Jul-20
29 Dorset Road Dandenong North VIC 3175	\$875,000	14-Jan-21
79 Somerset Drive Dandenong North VIC 3175	\$800,000	15-Jan-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.~~

This Statement of Information was prepared on: 01 February 2021



**40 Amblecote Crescent Mulgrave
VIC 3170**

3 1 2

Sold Price **\$850,000** Sold Date **21-Jul-20**

Distance **1.48km**



**29 Dorset Road Dandenong North
VIC 3175**

5 3 2

Sold Price ^{RS} **\$875,000** ^{UN} Sold Date **14-Jan-21**

Distance **1.11km**



**79 Somerset Drive Dandenong
North VIC 3175**

3 2 2

Sold Price ^{RS} **\$800,000** Sold Date **15-Jan-21**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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