

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

46 Murray Road 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

\*House

X

\*Unit

Suburb

Dandenong North

Period-from

01 Jul 2018

to

30 Jun 2019

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

58 Illawarra Crescent Dandenong North VIC 3175	\$760,000	20-Jun-19
17 Somerset Drive Dandenong North VIC 3175	\$815,000	17-May-19
118 Somerset Drive Dandenong North VIC 3175	\$755,888	27-Mar-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.~~

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**58 Illawarra Crescent Dandenong  
North VIC 3175**

 5  3  3

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**20-Jun-19**

Distance

**1.46km**



**17 Somerset Drive Dandenong  
North VIC 3175**

 5  3  2

Sold Price

<sup>RS</sup> **\$815,000**

Sold Date

**17-May-19**

Distance

**1.15km**



**118 Somerset Drive Dandenong  
North VIC 3175**

 4  2  4

Sold Price

**\$755,888**

Sold Date

**27-Mar-19**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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