

## 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

5/12 Rhoden 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$447,500

\*House

\*Unit

X

Suburb

Dandenong North

Period-from

01 Jun 2018

to

31 May 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

2/221 Stud Road Dandenong North VIC 3175	\$365,000	14-Jun-19
1/5 Erica Street Dandenong North VIC 3175	\$379,000	11-Jun-19
2/3 Rhoden Court Dandenong North VIC 3175	\$360,000	11-Apr-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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**2/221 Stud Road Dandenong North  
VIC 3175**

2 1 1

Sold Price

<sup>RS</sup> **\$365,000**

Sold Date

**14-Jun-19**

Distance

**1.87km**



**1/5 Erica Street Dandenong North  
VIC 3175**

2 1 2

Sold Price

<sup>RS</sup> **\$379,000**

Sold Date

**11-Jun-19**

Distance

**0.15km**



**2/3 Rhoden Court Dandenong  
North VIC 3175**

2 1 2

Sold Price

<sup>RS</sup> **\$360,000**

Sold Date

**11-Apr-19**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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