

## 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

33 Oakwood Avenue Dandenong North VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Oct 2018

to

30 Sep 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

3/2 McLean Crescent Dandenong North VIC 3175	\$380,000	16-Jun-19
4/33 Gladstone Road Dandenong VIC 3175	\$275,000	26-May-19
1/5 Erica Street Dandenong North VIC 3175	\$379,000	11-Jun-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.~~

This Statement of Information was prepared on: 24 October 2019



**3/2 McLean Crescent Dandenong North VIC 3175**

2 1 1

Sold Price

**\$380,000**

Sold Date

**16-Jun-19**

Distance

**0.91km**



**4/33 Gladstone Road Dandenong VIC 3175**

2 1 1

Sold Price

**\$275,000**

Sold Date

**26-May-19**

Distance

**0.99km**



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

2 1 2

Sold Price

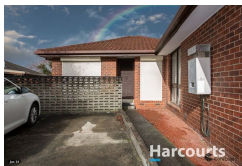
**\$379,000**

Sold Date

**11-Jun-19**

Distance

**1.06km**



**5/12 Rhoden Court Dandenong North VIC 3175**

2 1 1

Sold Price

**\$358,000**

Sold Date

**24-Jul-19**

Distance

**1.14km**



**5/16 Edgewood Road Dandenong VIC 3175**

2 1 1

Sold Price

**\$382,000**

Sold Date

**18-Jun-19**

Distance

**1.14km**



**6/8 Rhoden Court Dandenong North VIC 3175**

2 1 1

Sold Price

**\$299,999**

Sold Date

**23-Apr-19**

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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