

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

2/13 Cook 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

*House

*Unit

X

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

2/6 Robert Street Dandenong VIC 3175	\$550,000	19-Jul-19
1/26 Boyd Street Dandenong North VIC 3175	\$550,000	06-May-19
2/15 Grace Avenue Dandenong VIC 3175	\$542,000	19-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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2/6 Robert Street Dandenong VIC 3175

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **19-Jul-19**

3 2 2

Distance **1.82km**



1/26 Boyd Street Dandenong North VIC 3175

Sold Price **\$550,000** Sold Date **06-May-19**

3 2 2

Distance **0.43km**



2/15 Grace Avenue Dandenong VIC 3175

Sold Price **\$542,000** Sold Date **19-Apr-19**

3 2 2

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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