

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

7/6-8 Cypress Grove 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2018

to

31 Aug 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

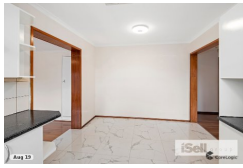
Date of sale

4/9 Arnold Street Noble Park VIC 3174	\$455,000	09-Aug-19
2/4 Lyons Court Dandenong North VIC 3175	\$455,000	27-Jun-19
1/8 Boyd Street Dandenong North VIC 3175	\$480,000	11-May-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: 19 September 2019



4/9 Arnold Street Noble Park VIC 3174

Sold Price

\$455,000

Sold Date **09-Aug-19**

 3  1  1

Distance **1.9km**



2/4 Lyons Court Dandenong North VIC 3175

Sold Price

Sold Date **27-Jun-19**

 3  1  2

Distance **0.66km**



1/8 Boyd Street Dandenong North VIC 3175

Sold Price

\$480,000

Sold Date **11-May-19**

 3  1  4

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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