

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

2/17 Omalley Crescent 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,000

*House

*Unit

X

Suburb

Dandenong North

Period-from

01 Aug 2018

to

31 Jul 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

2/25 Suzanne Street Dandenong VIC 3175	\$510,000	20-May-19
4/5-7 Margaret Crescent Dandenong VIC 3175	\$515,000	11-Jul-18
16A Laburnum Grove Doveton VIC 3177	\$476,000	16-May-18

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: 20 August 2019

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**2/25 Suzanne Street Dandenong
VIC 3175**

3 2 2

Sold Price

\$510,000

Sold Date **20-May-19**

Distance **1.01km**



**4/5-7 Margaret Crescent
Dandenong VIC 3175**

3 2 2

Sold Price

\$515,000

Sold Date **11-Jul-18**

Distance **1.74km**



**16A Laburnum Grove Doveton VIC
3177**

3 2 2

Sold Price

\$476,000

Sold Date **16-May-18**

Distance **4.58km**

RS = Recent sale

UN = Undisclosed Sale

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