

# 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 2/1475 Heatherton Road, 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)

Price Range

\$335,000

&

\$380,000

### Median sale price

Median price

\$463,500

Property Type

House

Suburb

Dandenong North (3175)

Period - From

01/01/2020

to

31/12/2020

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
1/1 SECOND AVENUE, DANDENONG NORTH VIC 3175	\$400,000	07/08/2020
1/12 RHODEN COURT, DANDENONG NORTH VIC 3175	\$405,000	11/11/2020
1/1 RHODEN COURT, DANDENONG NORTH VIC 3175	\$391,000	07/12/2020

This Statement of Information was prepared on: 27/01/2021