

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

4 Wingham Street 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2019

to

30 Jun 2020

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 Utah Court Dandenong North VIC 3175	\$801,800	08-Feb-20
112 Outlook Drive Dandenong North VIC 3175	\$790,000	10-Feb-20
42 McKeon Circuit Dandenong North VIC 3175	\$805,000	22-Jun-20

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 July 2020



2 Utah Court Dandenong North VIC 3175 Sold Price **\$801,800** Sold Date **08-Feb-20**
 Distance **0.33km**
 4 beds 2 bathrooms 2 cars



112 Outlook Drive Dandenong North VIC 3175 Sold Price **\$790,000** Sold Date **10-Feb-20**
 Distance **0.48km**
 4 beds 2 bathrooms 3 cars



42 McKeon Circuit Dandenong North VIC 3175 Sold Price ^{RS} **\$805,000** Sold Date **22-Jun-20**
 Distance **1.15km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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