

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

6 Esk Court Dandenong 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

\$595,000

&

\$654,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Dandenong

Period-from

01 Apr 2020

to

31 Mar 2021

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

7 Val Court Dandenong VIC 3175	\$580,000	12-Jan-21
12 Leonard Street Dandenong VIC 3175	\$600,000	08-Dec-20
10 Ronald Street Dandenong VIC 3175	\$682,000	24-Dec-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: 06 April 2021



7 Val Court Dandenong VIC 3175

Sold Price

\$580,000

Sold Date

12-Jan-21

 4  1  1

Distance

0.19km



12 Leonard Street Dandenong VIC 3175

Sold Price

\$600,000

Sold Date

08-Dec-20

 3  1  2

Distance

0.74km



10 Ronald Street Dandenong VIC 3175

Sold Price

\$682,000

Sold Date

24-Dec-20

 3  1  4

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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