

## 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

22 Exell Drive 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2020

to

30 Jun 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

6 Howe Avenue Dandenong North VIC 3175	\$790,000	19-Jun-21
63 Carlton Road Dandenong North VIC 3175	\$731,888	13-Feb-21

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 July 2021

**6 Howe Avenue Dandenong North  
VIC 3175**3  2  2 

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date

**19-Jun-21**

Distance

**0.34km****63 Carlton Road Dandenong North  
VIC 3175**3  2  1 

Sold Price

**\$731,888**

Sold Date

**13-Feb-21**

Distance

**1.52km**

RS = Recent sale

UN = Undisclosed Sale

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