

## 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

18 Booth Crescent 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jun 2020

to

31 May 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

2 Donnelly Court Dandenong North VIC 3175	\$624,000	10-Apr-21
21 Downard Crescent Dandenong North VIC 3175	\$607,000	02-Feb-21
32 Curtin Crescent Dandenong North VIC 3175	\$590,000	27-Apr-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: 10 June 2021



**2 Donnelly Court Dandenong North VIC 3175**

 3  1  4

Sold Price

**\$624,000**

Sold Date

**10-Apr-21**

Distance

**0.22km**



**21 Downard Crescent Dandenong North VIC 3175**

 3  1  1

Sold Price

**\$607,000**

Sold Date

**02-Feb-21**

Distance

**0.45km**



**32 Curtin Crescent Dandenong North VIC 3175**

 3  1  -

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**27-Apr-21**

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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