

## 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

1/15 Rawdon Hill 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

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 Crawford Avenue Dandenong North VIC 3175	\$580,000	06-Feb-21
4/259-271 Stud Road Dandenong North VIC 3175	\$545,000	07-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: 08 July 2021



**6 Crawford Avenue Dandenong  
North VIC 3175**

 3  1  1

Sold Price **\$580,000** Sold Date **06-Feb-21**

Distance **1.64km**



**4/259-271 Stud Road Dandenong  
North VIC 3175**

 3  1  1

Sold Price **\$545,000** Sold Date **07-Apr-21**

Distance **1.86km**

RS = Recent sale      UN = Undisclosed Sale

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