

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

1/71 Sylvia 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

\$520,000

&

\$570,000

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

4/259-271 Stud Road Dandenong North VIC 3175	\$545,000	07-Apr-21
1/20 Crawford Avenue Dandenong North VIC 3175	\$535,000	13-Feb-21
2/20 Crawford Avenue Dandenong North VIC 3175	\$535,000	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: 13 July 2021



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

 3  1  1

Sold Price

\$545,000

Sold Date

07-Apr-21

Distance

0.94km



**1/20 Crawford Avenue Dandenong
North VIC 3175**

 3  1  2

Sold Price

\$535,000

Sold Date

13-Feb-21

Distance

1.57km



**2/20 Crawford Avenue Dandenong
North VIC 3175**

 3  1  2

Sold Price

Sold Date

13-Feb-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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