

## 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

20 Carlton Road 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

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Dandenong North

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/16 Second Avenue Dandenong North VIC 3175	\$650,000	06-Oct-20
10 Waratah Drive Dandenong North VIC 3175	\$720,000	11-Jun-20
8 Azalea Crescent Dandenong North VIC 3175	\$700,000	21-Mar-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: 20 November 2020

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**2/16 Second Avenue Dandenong North VIC 3175**

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **06-Oct-20**

4 2 2

Distance **0.37km**



**10 Waratah Drive Dandenong North VIC 3175**

Sold Price **\$720,000** Sold Date **11-Jun-20**

4 3 2

Distance **0.39km**



**8 Azalea Crescent Dandenong North VIC 3175**

Sold Price **\$700,000** Sold Date **21-Mar-20**

5 2 2

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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