

## 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

1493 Heatherton 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

\$650,000

&

\$700,000

### 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

5 Thredbo Court Dandenong North VIC 3175	\$660,000	11-Feb-21
11 Regency Street Dandenong North VIC 3175	\$635,000	29-May-21
44 Hughes Crescent Dandenong North VIC 3175	\$611,600	15-May-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: 15 June 2021

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**5 Thredbo Court Dandenong North VIC 3175** Sold Price **\$660,000** Sold Date **11-Feb-21**  
 Distance **1.33km**  
 3 Beds 1 Bath 2 Car



**11 Regency Street Dandenong North VIC 3175** Sold Price <sup>RS</sup> **\$635,000** Sold Date **29-May-21**  
 Distance **1.36km**  
 3 Beds 1 Bath 2 Car



**44 Hughes Crescent Dandenong North VIC 3175** Sold Price <sup>RS</sup> **\$611,600** Sold Date **15-May-21**  
 Distance **0.52km**  
 3 Beds 1 Bath 2 Car

RS = Recent sale      UN = Undisclosed Sale

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