Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 Blaxland Drive Dandenong North, 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$700,000 & $760,000

Median sale price

Median price	$846,000	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	19-Jul-2022	to	18-Jul-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	4 Elms Court, Dandenong North, Vic 3175	$715,000	15-Jun-2023
2	17 Burchall Grove, Dandenong North, Vic 3175	$750,000	09-Jun-2023
3	4 Khalil Avenue, Dandenong North, Vic 3175	$691,000	11-Mar-2023

This statement of information was prepared on 25-Aug-2023 at 11:55:46 AM EST