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	31 BORONIA AVENUE 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	$640,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$733,500	Property type	House	Suburb	Dandenong North
Period-from	01 Apr 2022	to	31 Mar 2023	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
16 LAEMMLE STREET DANDENONG NORTH VIC 3175	$652,000	07-Mar-23
11 SHALIMAR CRESCENT DANDENONG NORTH VIC 3175	$680,000	06-Apr-23
18 DOWNARD CRESCENT DANDENONG NORTH VIC 3175	$722,000	21-Dec-22

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: 27 April 2023

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16 LAEMMLE STREET DANDENONG NORTH VIC 3175

3 1 2

Sold Price **$652,000** Sold Date **07-Mar-23**

Distance **0.22km**



11 SHALIMAR CRESCENT DANDENONG NORTH VIC 3175

3 1 -

Sold Price RS **$680,000** Sold Date **06-Apr-23**

Distance **0.92km**



18 DOWNARD CRESCENT DANDENONG NORTH VIC 3175

3 1 2

Sold Price **$722,000** Sold Date **21-Dec-22**

Distance **0.6km**

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

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