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	44 Burchall Grove, Dandenong North Vic 3175

Indicative selling price

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

Range between $950,000 & $1,030,000

Median sale price

Median price $762,500 Property Type House Suburb Dandenong North

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 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 Bemm Ct DANDENONG NORTH 3175	$1,000,000	07/09/2024
2	28 Outlook Dr DANDENONG NORTH 3175	$1,000,000	21/08/2024
3	7 Tarwin Ct DANDENONG NORTH 3175	$1,025,000	27/06/2024

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 six months.~~

This Statement of Information was prepared on: 23/10/2024 16:29

44 Burchall Grove, Dandenong North Vic 3175

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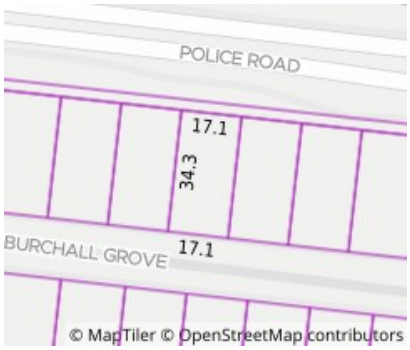

4 2 2

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,030,000
Median House Price
September quarter 2024: $762,500

Comparable Properties



4 Bemm Ct DANDENONG NORTH 3175 (REI)

4 2 2

Price: $1,000,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 934 sqm approx

Agent Comments



28 Outlook Dr DANDENONG NORTH 3175 (REI)

4 3 4

Price: $1,000,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 651 sqm approx

Agent Comments



7 Tarwin Ct DANDENONG NORTH 3175 (REI/VG)

4 2 2

Price: $1,025,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 727 sqm approx

Agent Comments

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