

## 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

2 NORMAN COURT DANDENONG 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

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,000

Property type

House

Suburb

Dandenong

Period-from

01 Aug 2023

to

31 Jul 2024

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

8 GLENYS COURT DANDENONG VIC 3175	\$760,000	22-May-24
49 KEATING CRESCENT DANDENONG VIC 3175	\$790,000	17-Jan-24
137 KIRKHAM ROAD DANDENONG VIC 3175	\$755,000	16-Dec-23

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 August 2024



**8 GLENYS COURT DANDENONG  
VIC 3175**

3 1 1

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date **22-May-24**

Distance **0.37km**



**49 KEATING CRESCENT  
DANDENONG VIC 3175**

3 2 3

Sold Price

**\$790,000**

Sold Date **17-Jan-24**

Distance **0.72km**



**137 KIRKHAM ROAD DANDENONG  
VIC 3175**

3 1 2

Sold Price

**\$755,000**

Sold Date **16-Dec-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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