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	2/20 BELFORT STREET DANDENONG 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	$550,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,500	Property type	Other	Suburb	Dandenong
Period-from	01 May 2022	to	30 Apr 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
6/37 FRENCH STREET NOBLE PARK VIC 3174	$551,000	16-Mar-23
2/8 DEAKIN CRESCENT DANDENONG NORTH VIC 3175	$565,000	03-Apr-23
17 JESSON CRESCENT DANDENONG VIC 3175	$600,000	11-Mar-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: 12 May 2023

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6/37 FRENCH STREET NOBLE PARK VIC 3174

2 2 1

Sold Price **$551,000** Sold Date **16-Mar-23**

Distance **1.83km**

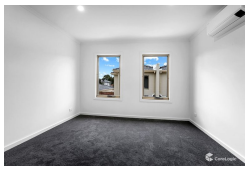


2/8 DEAKIN CRESCENT DANDENONG NORTH VIC 3175

2 2 1

Sold Price RS **$565,000** Sold Date **03-Apr-23**

Distance **1.92km**



17 JESSON CRESCENT DANDENONG VIC 3175

2 2 1

Sold Price **$600,000** Sold Date **11-Mar-23**

Distance **2.77km**

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

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