

# 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 Bellbrook Drive, Dandenong North Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$840,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Dandenong North

Period - From

01/01/2023

to

31/03/2023

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	9 Outlook Dr DANDENONG NORTH 3175	\$820,000	22/04/2023
2	17 Buldah St DANDENONG NORTH 3175	\$789,000	01/04/2023
3	29 Azalea Cr DANDENONG NORTH 3175	\$781,000	22/04/2023

**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:

02/05/2023 14:24