

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 19A Second Avenue, Dandenong North Vic 3175

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$450,000 House Unit X Suburb Dandenong North

Period - From 01/07/2018 to 30/09/2018 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	3/22 Hughes Cr DANDENONG NORTH 3175	\$445,000	22/08/2018
2	1/21 Mcfees Rd DANDENONG NORTH 3175	\$430,000	08/09/2018
3	2/208 Gladstone Rd DANDENONG NORTH 3175	\$422,000	19/07/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/22 Hughes Cr DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 22/08/2018

Rooms: 3

Property Type: Unit



1/21 Mcfees Rd DANDENONG NORTH 3175 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 08/09/2018

Rooms: 3

Property Type: Unit



2/208 Gladstone Rd DANDENONG NORTH 3175 (VG)

Agent Comments



Price: \$422,000

Method: Sale

Date: 19/07/2018

Rooms: -

Property Type: Strata Unit/Flat