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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	for sale
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Including subur		d Avenue, Dandeno	ng North Vic 3175	
Indicative sellin	g price			
For the meaning o	f this price see co	nsumer.vic.gov.au/เ	underquoting	
Range between	\$400,000	&	\$440,000	

Median sale price

Median price	\$450,000	Hou	ıse	Unit	Х	Subur	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.

Add	dress 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.







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Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** September quarter 2018: \$450,000



Property Type: Agent Comments

Comparable Properties



3/22 Hughes Cr DANDENONG NORTH 3175

(REI)

Price: \$445,000 Method: Private Sale Date: 22/08/2018 Rooms: 3

Property Type: Unit



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Price: \$430.000 Method: Private Sale Date: 08/09/2018

Rooms: 3

Property Type: Unit

2/208 Gladstone Rd DANDENONG NORTH

3175 (VG)

-2





Price: \$422,000 Method: Sale Date: 19/07/2018

Rooms: -

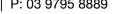
Property Type: Strata Unit/Flat

Agent Comments

Agent Comments

Agent Comments







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