

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

11 Burchall Grove, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$616,000

Property Type

House

Suburb

Dandenong North

Period - From

01/10/2019

to

31/12/2019

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	5 Tambo Ct DANDENONG NORTH 3175	\$805,000	25/02/2020
2	2 Utah Ct DANDENONG NORTH 3175	\$801,800	08/02/2020
3	112 Outlook Dr DANDENONG NORTH 3175	\$790,000	25/03/2020

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:

10/04/2020 10:57



Property Type: House (Previously Occupied - Detached)
Land Size: 605 sqm approx
 Agent Comments

Indicative Selling Price
 \$760,000 - \$820,000
Median House Price
 December quarter 2019: \$616,000

Comparable Properties



5 Tambo Ct DANDENONG NORTH 3175 (REI) Agent Comments



Price: \$805,000
Method: Sold Before Auction
Date: 25/02/2020
Property Type: House (Res)
Land Size: 680 sqm approx

2 Utah Ct DANDENONG NORTH 3175 (VG) Agent Comments



Price: \$801,800
Method: Sale
Date: 08/02/2020
Property Type: House (Res)
Land Size: 742 sqm approx



112 Outlook Dr DANDENONG NORTH 3175 (REI) Agent Comments



Price: \$790,000
Method: Private Sale
Date: 25/03/2020
Property Type: House
Land Size: 699 sqm approx