

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

93 Somerset Drive, Dandenong North Vic 3175

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$750,000 Property Type House Suburb Dandenong North

Period - From 01/01/2022 to 31/12/2022 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	19 Wingham St DANDENONG NORTH 3175	\$890,000	10/12/2022
2	127 Brady Rd DANDENONG NORTH 3175	\$860,000	02/02/2023
3	216 Outlook Dr DANDENONG NORTH 3175	\$838,000	15/10/2022

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:

21/02/2023 16:38



3 2 1

Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median House Price
Year ending December 2022: \$750,000

Comparable Properties



19 Wingham St DANDENONG NORTH 3175 (REI/VG)

Agent Comments

4 2 2

Price: \$890,000
Method: Sold Before Auction
Date: 10/12/2022
Property Type: House
Land Size: 674 sqm approx



127 Brady Rd DANDENONG NORTH 3175 (REI)

Agent Comments

3 1 6

Price: \$860,000
Method: Private Sale
Date: 02/02/2023
Property Type: House
Land Size: 658 sqm approx



216 Outlook Dr DANDENONG NORTH 3175 (REI/VG)

Agent Comments

4 2 3

Price: \$838,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 677 sqm approx