

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

1 Jindabyne Avenue, Dandenong North Vic 3175

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$730,000

Property Type House

Suburb Dandenong North

Period - From 29/03/2022

to

28/03/2023

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	11 Lyndale Ct DANDENONG NORTH 3175	\$710,000	23/03/2023
2	3 Wondalga Av DANDENONG NORTH 3175	\$705,000	28/02/2023
3	10 Grange Ct DANDENONG NORTH 3175	\$655,000	11/03/2023

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:

29/03/2023 20:35



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
29/03/2022 - 28/03/2023: \$730,000

Comparable Properties



11 Lyndale Ct DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 23/03/2023
Property Type: House (Res)
Land Size: 620 sqm approx



3 Wondalga Av DANDENONG NORTH 3175 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 28/02/2023
Property Type: House (Res)
Land Size: 534 sqm approx



10 Grange Ct DANDENONG NORTH 3175 (REI) **Agent Comments**



Price: \$655,000
Method: Auction Sale
Date: 11/03/2023
Property Type: House (Res)
Land Size: 598 sqm approx