

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

16 Latham Crescent, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$653,400

House

X

Unit

Suburb

Dandenong North

Period - From

01/01/2017

to

31/12/2017

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	28 Jeffers St NOBLE PARK 3174	\$650,000	27/10/2017
2	20 Lexton Av DANDENONG 3175	\$612,000	14/08/2017
3	8 Jeffrey St DANDENONG NORTH 3175	\$610,000	02/09/2017

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.

16 Latham Crescent, Dandenong North Vic 3175



2 1 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
Year ending December 2017: \$653,400

Comparable Properties



28 Jeffers St NOBLE PARK 3174 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 27/10/2017
Rooms: 3
Property Type: House



20 Lexton Av DANDENONG 3175 (REI)

Agent Comments

2 2 -

Price: \$612,000
Method: Private Sale
Date: 14/08/2017
Rooms: -
Property Type: House
Land Size: 625 sqm approx



8 Jeffrey St DANDENONG NORTH 3175 (REI)

Agent Comments

3 1 2

Price: \$610,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 660 sqm approx