

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

4/68-70 James Street, Dandenong Vic 3175

Indicative selling price

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

Range between

\$500,000

&

\$520,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Dandenong

Period - From

01/07/2024

to

30/09/2024

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	1/21 Vizard St DANDENONG 3175	\$490,000	11/10/2024
2	2/15 Second Av DANDENONG NORTH 3175	\$550,000	25/09/2024
3	2/3 Parkview Cl DANDENONG 3175	\$500,000	21/08/2024

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:

06/11/2024 15:24

Jake Mabey
(03) 9586 0500
0416 147 767
jmabey@barryplant.com.au

Indicative Selling Price

\$500,000 - \$520,000

Median Unit Price

September quarter 2024: \$430,000



Property Type:

Agent Comments

Comparable Properties



1/21 Vizard St DANDENONG 3175 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 11/10/2024

Property Type: Unit



2/15 Second Av DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 25/09/2024

Property Type: Unit



2/3 Parkview Ct DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 21/08/2024

Property Type: Unit

Land Size: 346 sqm approx

Account - Barry Plant | P: 03 9586 0500