

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

64 Illawarra Crescent, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$600,000

&

\$660,000

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	192 Gladstone Rd DANDENONG NORTH 3175	\$651,800	13/10/2017
2	13 Laemmle St DANDENONG NORTH 3175	\$635,000	09/09/2017
3	39 Galloway St DANDENONG NORTH 3175	\$632,000	18/08/2017

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.

64 Illawarra Crescent, Dandenong North Vic 3175



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending December 2017: \$653,400

Comparable Properties



192 Gladstone Rd DANDENONG NORTH 3175 (REI) **Agent Comments**



Price: \$651,800
Method: Sold Before Auction
Date: 13/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 570 sqm approx



13 Laemmle St DANDENONG NORTH 3175 (REI) **Agent Comments**



Price: \$635,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx

39 Galloway St DANDENONG NORTH 3175 (REI) **Agent Comments**



Price: \$632,000
Method: Sold Before Auction
Date: 18/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 544 sqm approx