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

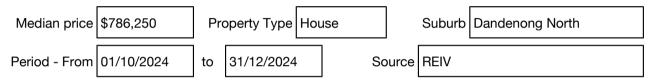
21 Shalimar Crescent, Dandenong North Vic 3175

Indicative selling price

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

Single price \$780,000

Median sale price



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	22 Nicole Av DANDENONG NORTH 3175	\$806,000	31/03/2025
2	59 Outlook Dr DANDENONG NORTH 3175	\$841,000	29/03/2025
3	30 Galloway St DANDENONG NORTH 3175	\$788,000	01/03/2025

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:

01/04/2025 10:02









Property Type: House Land Size: 538 sqm approx Agent Comments Indicative Selling Price \$780,000 Median House Price December quarter 2024: \$786,250

Comparable Properties

22 Nicole Av DANDENONG NORTH 3175 (REI) 3 2 6 6 Price: \$806,000 Method: Private Sale Date: 31/03/2025 Property Type: House Land Size: 557 sqm approx	Agent Comments
59 Outlook Dr DANDENONG NORTH 3175 (REI) 3 2 2 2 Price: \$841,000 Method: Auction Sale Date: 29/03/2025 Property Type: House Land Size: 650 sqm approx	Agent Comments
30 Galloway St DANDENONG NORTH 3175 (REI) 3 2 2 2 Price: \$788,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 529 sqm approx	Agent Comments

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