

## 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 2/61 Sylvia Street, Dandenong North Vic 3175

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$475,000

#### Median sale price

Median price \$500,000

House

Unit

X

Suburb

Dandenong North

Period - From 01/10/2017

to

30/09/2018

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	2/21 Warbla St DANDENONG NORTH 3175	\$450,000	07/09/2018
2	3/32 Boyd St DANDENONG NORTH 3175	\$450,000	15/07/2018
3	3/22 Hughes Cr DANDENONG NORTH 3175	\$445,000	22/08/2018

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.

2/61 Sylvia Street, Dandenong North Vic 3175



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$475,000

**Median Unit Price**  
Year ending September 2018: \$500,000

## Comparable Properties



**2/21 Warbla St DANDENONG NORTH 3175 (REI)**

**Agent Comments**

2   1   1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 07/09/2018  
**Rooms:** -  
**Property Type:** Unit



**3/32 Boyd St DANDENONG NORTH 3175 (REI)**

**Agent Comments**

2   1   1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 15/07/2018  
**Rooms:** 3  
**Property Type:** Unit



**3/22 Hughes Cr DANDENONG NORTH 3175 (REI)**

**Agent Comments**

2   1   1

**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 22/08/2018  
**Rooms:** 3  
**Property Type:** Unit