

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

2/18 Sylvia Street, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$485,000

&

\$533,500

Median sale price

Median price

\$471,000

House

Unit

X

Suburb

Dandenong North

Period - From

01/04/2017

to

31/03/2018

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	2/16 Louis Av DANDENONG 3175	\$520,000	18/04/2018
2	44a Sylvia St DANDENONG NORTH 3175	\$499,000	23/03/2018
3	1/105-107 Mcfees Rd DANDENONG NORTH 3175	\$485,000	25/11/2017

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.

2/18 Sylvia Street, Dandenong North Vic 3175



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$485,000 - \$533,500
Median Unit Price
Year ending March 2018: \$471,000

Comparable Properties



2/16 Louis Av DANDENONG 3175 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 18/04/2018
Rooms: 3
Property Type: Unit



44a Sylvia St DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$499,000
Method: Private Sale
Date: 23/03/2018
Rooms: 3
Property Type: Unit



1/105-107 Mcfees Rd DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 3
Property Type: Unit
Land Size: 262 sqm approx