

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 20 Sarona Street, Dandenong 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 \$633,800

House

X

Unit

Suburb Dandenong

Period - From 01/01/2018

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	38 Grandview Av DANDENONG 3175	\$682,500	08/12/2017
2	3 Cooma Ct DANDENONG 3175	\$682,000	14/03/2018
3	7 Hilden Ct DANDENONG 3175	\$650,000	17/04/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

March quarter 2018: \$633,800

Comparable Properties



38 Grandview Av DANDENONG 3175 (REI)

Agent Comments



Price: \$682,500

Method: Private Sale

Date: 08/12/2017

Rooms: 4

Property Type: House

Land Size: 586 sqm approx



3 Cooma Ct DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$682,000

Method: Private Sale

Date: 14/03/2018

Rooms: 5

Property Type: House

Land Size: 672 sqm approx



7 Hilden Ct DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 17/04/2018

Rooms: 5

Property Type: House

Land Size: 668 sqm approx