

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

3/59 Wilma Avenue, Dandenong Vic 3175

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$360,000

House

Unit

X

Suburb

Dandenong

Period - From

01/10/2016

to

30/09/2017

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 | 1/73 Boyd St DANDENONG NORTH 3175 | \$432,000 | 02/12/2017 |
| 2 | 13/69-71 Potter St DANDENONG 3175 | \$430,000 | 15/12/2017 |
| 3 | 2/29 Potter St DANDENONG 3175 | \$423,000 | 18/12/2017 |

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.

3/59 Wilma Avenue, Dandenong Vic 3175



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending September 2017: \$360,000

Comparable Properties

1/73 Boyd St DANDENONG NORTH 3175 (REI) **Agent Comments**



Price: \$432,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)



13/69-71 Potter St DANDENONG 3175 (REI) **Agent Comments**



Price: \$430,000
Method: Private Sale
Date: 15/12/2017
Rooms: 3
Property Type: Townhouse (Single)



2/29 Potter St DANDENONG 3175 (REI) **Agent Comments**



Price: \$423,000
Method: Private Sale
Date: 18/12/2017
Rooms: -
Property Type: Unit