

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

3/3 Jolly Street, Dandenong Vic 3175

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$385,000

House

Unit

X

Suburb

Dandenong

Period - From

01/01/2018

to

31/12/2018

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	9 Connell La DANDENONG 3175	\$490,000	26/10/2018
2	36 Herbert St DANDENONG 3175	\$468,000	02/02/2019
3	1/4 Cypress Gr DANDENONG NORTH 3175	\$452,000	26/11/2018

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.

3/3 Jolly Street, Dandenong Vic 3175



3 2 1

Rooms:
Property Type: Unit
Land Size: 204 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
Year ending December 2018: \$385,000

Comparable Properties



9 Connell La DANDENONG 3175 (REI)

Agent Comments

3 2 1

Price: \$490,000
Method: Private Sale
Date: 26/10/2018
Rooms: 4
Property Type: Townhouse (Single)



36 Herbert St DANDENONG 3175 (REI)

Agent Comments

2 1 1

Price: \$468,000
Method: Auction Sale
Date: 02/02/2019
Rooms: 3
Property Type: House (Res)
Land Size: 506 sqm approx



1/4 Cypress Gr DANDENONG NORTH 3175 (REI)

Agent Comments

3 1 1

Price: \$452,000
Method: Private Sale
Date: 26/11/2018
Rooms: 4
Property Type: Unit
Land Size: 280 sqm approx