

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 23 Jindabyne Avenue, Dandenong North Vic 3175

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$625,500 House ☒ Unit ☐ Suburb Dandenong North

Period - From 01/04/2018 to 31/03/2019 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	8 Bland St DANDENONG NORTH 3175	\$562,500	15/01/2019
2	51 Laemmle St DANDENONG NORTH 3175	\$560,000	04/02/2019
3	41 Illawarra Cr DANDENONG NORTH 3175	\$540,000	11/12/2018

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.

23 Jindabyne Avenue, Dandenong North Vic 3175



3 1 2

Rooms:
Property Type: house
Land Size: 535 approximately
sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median House Price
Year ending March 2019: \$625,500

Comparable Properties



8 Bland St DANDENONG NORTH 3175 (REI)

Agent Comments

3 1 1

Price: \$562,500
Method: Private Sale
Date: 15/01/2019
Rooms: 4
Property Type: House



51 Laemmle St DANDENONG NORTH 3175 (REI)

Agent Comments

4 1 3

Price: \$560,000
Method: Private Sale
Date: 04/02/2019
Rooms: 5
Property Type: House
Land Size: 534 sqm approx



41 Illawarra Cr DANDENONG NORTH 3175 (REI)

Agent Comments

4 2 1

Price: \$540,000
Method: Private Sale
Date: 11/12/2018
Rooms: 5
Property Type: House
Land Size: 535 sqm approx