

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

2/1384 Heatherton Road, Dandenong Vic 3175

Indicative selling price

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

Range between \$510,000 & \$561,000

Median sale price

Median price \$447,500 Property Type Unit Suburb Dandenong

Period - From 01/07/2023 to 30/06/2024 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	35b King George Pde DANDENONG 3175	\$575,000	23/05/2024
2	5/16 Wimpole St NOBLE PARK NORTH 3174	\$535,000	06/05/2024
3	1/1389 Heatherton Rd DANDENONG NORTH 3175	\$550,000	23/04/2024

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.~~

This Statement of Information was prepared on:

29/07/2024 12:25



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$510,000 - \$561,000
Median Unit Price
Year ending June 2024: \$447,500

Comparable Properties



35b King George Pde DANDENONG 3175 (REI) Agent Comments

3 2 1

Price: \$575,000
Method: Private Sale
Date: 23/05/2024
Property Type: Townhouse (Single)
Land Size: 210 sqm approx

5/16 Wimpole St NOBLE PARK NORTH 3174 (VG) Agent Comments

2 - -

Price: \$535,000
Method: Sale
Date: 06/05/2024
Property Type: Flat/Unit/Apartment (Res)

1/1389 Heatherton Rd DANDENONG NORTH 3175 (VG) Agent Comments

2 - -

Price: \$550,000
Method: Sale
Date: 23/04/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Roger Davis Wheelers Hill | P: 03 95605000