

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

1516 Heatherton Road, Dandenong Vic 3175

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$667,500 Property Type House Suburb Dandenong

Period - From 01/04/2020 to 31/03/2021 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	1452 Heatherton Rd DANDENONG 3175	\$768,000	21/06/2021
2	1549 Heatherton Rd DANDENONG NORTH 3175	\$665,000	29/05/2021
3	21 Hillside Av DANDENONG NORTH 3175	\$745,000	10/04/2021

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:

13/07/2021 11:55



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Rooms: 5

Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

Year ending March 2021: \$667,500

Comparable Properties



1452 Heatherton Rd DANDENONG 3175 (REI)

Agent Comments

3 1 -

Price: \$768,000

Method: Private Sale

Date: 21/06/2021

Property Type: House

Land Size: 771 sqm approx



1549 Heatherton Rd DANDENONG NORTH 3175 (VG)

Agent Comments

3 - -

Price: \$665,000

Method: Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 585 sqm approx



21 Hillside Av DANDENONG NORTH 3175 (REI)

Agent Comments

3 1 -

Price: \$745,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)