

## 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

19 Charles Street, Dandenong Vic 3175

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$690,000

#### Median sale price

Median price

\$611,000

House

X

Unit

Suburb

Dandenong

Period - From

01/01/2017

to

31/12/2017

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 Mckay Ct DANDENONG NORTH 3175	\$690,000	14/10/2017
2	24 Suzanne St DANDENONG 3175	\$660,000	04/11/2017
3	44 James St DANDENONG 3175	\$655,000	04/11/2017

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.

19 Charles Street, Dandenong Vic 3175



 3  -  0

**Rooms:**  
**Property Type:** House  
**Land Size:** 594 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$690,000  
**Median House Price**  
Year ending December 2017: \$611,000

## Comparable Properties



**1 McKay Ct DANDENONG NORTH 3175 (REI)** **Agent Comments**

 3  1  1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx



**24 Suzanne St DANDENONG 3175 (REI)** **Agent Comments**

 3  1  3

**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 04/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx

**44 James St DANDENONG 3175 (REI)** **Agent Comments**

 3  1  1

**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 04/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx