

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 20 Glenelg Street, Dandenong North Vic 3175

Indicative selling price

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

Range between \$560,000 & \$595,000

Median sale price

Median price \$621,000 House X Unit Suburb Dandenong North

Period - From 01/10/2018 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	12 Outlook Dr DANDENONG NORTH 3175	\$595,000	01/03/2019
2	230 Gladstone Rd DANDENONG NORTH 3175	\$590,000	31/10/2018
3	120 Brady Rd DANDENONG NORTH 3175	\$570,000	04/02/2019

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.



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Rooms:
Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$595,000
Median House Price
December quarter 2018: \$621,000

Comparable Properties



12 Outlook Dr DANDENONG NORTH 3175 (REI)

Agent Comments

 3  1  2

Price: \$595,000
Method: Private Sale
Date: 01/03/2019
Rooms: 4
Property Type: House



230 Gladstone Rd DANDENONG NORTH 3175 (VG)

Agent Comments

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Price: \$590,000
Method: Sale
Date: 31/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 549 sqm approx



120 Brady Rd DANDENONG NORTH 3175 (REI/VG)

Agent Comments

 3  2  2

Price: \$570,000
Method: Private Sale
Date: 04/02/2019
Rooms: 5
Property Type: House
Land Size: 539 sqm approx