

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

102 Outlook Drive, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Dandenong North

Period - From

24/03/2023

to

23/03/2024

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	11 Exell Dr DANDENONG NORTH 3175	\$847,000	15/12/2023
2	2 Grange Ct DANDENONG NORTH 3175	\$832,500	20/01/2024
3	32 Neasham Dr DANDENONG NORTH 3175	\$795,700	23/03/2024

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:

24/03/2024 10:40



 3  2  2

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median House Price
24/03/2023 - 23/03/2024: \$740,000

Comparable Properties



11 Exell Dr DANDENONG NORTH 3175 (REI/VG)

Agent Comments

 3  2  4

Price: \$847,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 707 sqm approx



2 Grange Ct DANDENONG NORTH 3175 (VG)

Agent Comments

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Price: \$832,500
Method: Sale
Date: 20/01/2024
Property Type: House (Res)
Land Size: 549 sqm approx



32 Neasham Dr DANDENONG NORTH 3175 (REI)

Agent Comments

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Price: \$795,700
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 545 sqm approx

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869