

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

31 Neasham Drive, Dandenong North Vic 3175

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$690,000 Property Type House Suburb Dandenong North

Period - From 01/01/2021 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	190 Gladstone Rd DANDENONG NORTH 3175	\$708,000	09/06/2021
2	4 Ring Ct DANDENONG NORTH 3175	\$695,000	29/03/2021
3	18 Sabine Av DANDENONG NORTH 3175	\$680,000	11/03/2021

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:

14/07/2021 01:13



Property Type: House (Previously Occupied - Detached)
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median House Price
March quarter 2021: \$690,000

Comparable Properties



190 Gladstone Rd DANDENONG NORTH 3175 (REI) Agent Comments



Price: \$708,000
Method: Private Sale
Date: 09/06/2021
Property Type: House
Land Size: 570 sqm approx



4 Ring Ct DANDENONG NORTH 3175 (REI/VG) Agent Comments



Price: \$695,000
Method: Private Sale
Date: 29/03/2021
Property Type: House
Land Size: 671 sqm approx



18 Sabine Av DANDENONG NORTH 3175 (VG) Agent Comments



Price: \$680,000
Method: Sale
Date: 11/03/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 538 sqm approx