

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 34 Laemmle Street, Dandenong North, VIC 3175

Indicative selling price

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

Price Range

\$769,000

&

\$819,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Dandenong North (3175)

Period - From

01/01/2021

to

31/12/2021

Source

pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
90 GLADSTONE ROAD, DANDENONG NORTH VIC 3175	\$755,000	04/12/2021
34 HEYINGTON CRESCENT, NOBLE PARK NORTH VIC 3174	\$802,222	04/03/2022
24 PINWOOD AVENUE, DANDENONG NORTH VIC 3175	\$815,000	20/11/2021

This Statement of Information was prepared on: 29/03/2022