### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	9 Belmont Avenue, Dandenong North Vic 3175
Including suburb and	_
postcode	

#### Indicative selling price

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

Range between \$730,000 & \$800,000	Range between	\$730,000	&	\$800,000
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#### Median sale price

Median price	\$771,000	Pro	perty Type	House		Suburb	Dandenong North
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	35 Boronia Av DANDENONG NORTH 3175	\$780,170	15/02/2024
2	12 Brunet St DANDENONG NORTH 3175	\$777,500	19/02/2024
3	203 Gladstone Rd DANDENONG NORTH 3175	\$750,000	23/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/04/2024 15:40













**Agent Comments** 

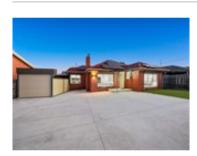
Agent Comments

Property Type: House Land Size: 625 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$730,000 - \$800,000 **Median House Price** December quarter 2023: \$771,000

# Comparable Properties



35 Boronia Av DANDENONG NORTH 3175

(REI) **-**3



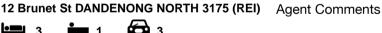


Price: \$780,170 Method: Private Sale Date: 15/02/2024

Property Type: House Land Size: 560 sqm approx









Price: \$777,500 Method: Private Sale Date: 19/02/2024 Property Type: House Land Size: 572 sqm approx



203 Gladstone Rd DANDENONG NORTH 3175 (REI/VG)









Price: \$750,000 Method: Private Sale Date: 23/10/2023

Property Type: House (Res) Land Size: 600 sqm approx

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