

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

9 Belmont Avenue, Dandenong North Vic 3175

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$771,000 Property 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	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 comparable properties 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



 3  1  1

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)

Agent Comments

 3  1  4

Price: \$780,170
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 560 sqm approx



12 Brunet St DANDENONG NORTH 3175 (REI)

Agent Comments

 3  1  3

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)

Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 23/10/2023
Property Type: House (Res)
Land Size: 600 sqm approx

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