

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

2 Utah Court, Dandenong North Vic 3175

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$600,000

Property Type House

Suburb Dandenong North

Period - From 13/01/2019

to

12/01/2020

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	18 Thornton Ct, Dandenong North, Vic 3175, Australia	\$818,000	24/12/2019
2	6 Melody Hill Ct DANDENONG NORTH 3175	\$825,000	28/10/2019
3	173 Outlook Dr DANDENONG NORTH 3175	\$809,000	21/12/2019

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:

13/01/2020 16:57



Property Type: House (Previously Occupied - Detached)
Land Size: 742 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
13/01/2019 - 12/01/2020: \$600,000

Comparable Properties

18 Thornton Ct, Dandenong North, Vic 3175, Australia (REI)

Agent Comments



Price: \$818,000
Method:
Date: 24/12/2019
Property Type: House



6 Melody Hill Ct DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 28/10/2019
Rooms: 6
Property Type: House
Land Size: 632 sqm approx



173 Outlook Dr DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$809,000
Method: Auction Sale
Date: 21/12/2019
Rooms: 6
Property Type: House (Res)