

## 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

3/24 Ross Street, Dandenong Vic 3175

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$460,000

&

\$506,000

#### Median sale price

Median price

\$360,000

House

Unit

X

Suburb

Dandenong

Period - From

01/10/2016

to

30/09/2017

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 | 2/2 Lebanon St DANDENONG 3175  | \$492,000 | 12/08/2017   |
| 2 | 33 Kanooka Gr DOVETON 3177     | \$472,500 | 22/07/2017   |
| 3 | 3/1 Sheales St DANDENONG 3175  | \$460,000 | 25/11/2017   |

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.

3/24 Ross Street, Dandenong Vic 3175



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$506,000  
**Median Unit Price**  
Year ending September 2017: \$360,000

## Comparable Properties

**2/2 Lebanon St DANDENONG 3175 (REI)**

**Agent Comments**



**Price:** \$492,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 311 sqm approx



**33 Kanooka Gr DOVETON 3177 (REI)**

**Agent Comments**



**Price:** \$472,500  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**3/1 Sheales St DANDENONG 3175 (REI)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Unit