

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 357 Gladstone Road, Dandenong North Vic 3175

Indicative selling price

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

Range between \$790,000 & \$820,000

Median sale price

Median price \$750,000 Property Type House Suburb Dandenong North

Period - From 26/11/2023 to 25/11/2024 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	90 Rawdon Hill Dr DANDENONG NORTH 3175	\$853,000	12/10/2024
2	104 Rawdon Hill Dr DANDENONG NORTH 3175	\$789,600	18/06/2024
3	64 Bellbrook Dr DANDENONG NORTH 3175	\$805,000	14/06/2024

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: 26/11/2024 10:00

357 Gladstone Road, Dandenong North Vic 3175



 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$790,000 - \$820,000

Median House Price

26/11/2023 - 25/11/2024: \$750,000

Comparable Properties



90 Rawdon Hill Dr DANDENONG NORTH 3175 (REI)

Agent Comments

 4  2  2

Price: \$853,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)



104 Rawdon Hill Dr DANDENONG NORTH 3175 (REI/VG)

Agent Comments

 4  2  3

Price: \$789,600

Method: Private Sale

Date: 18/06/2024

Property Type: House

Land Size: 567 sqm approx



64 Bellbrook Dr DANDENONG NORTH 3175 (REI)

Agent Comments

 3  2  2

Price: \$805,000

Method: Private Sale

Date: 14/06/2024

Property Type: House

Land Size: 665 sqm approx

Account - Jellis Craig



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