

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

17 Somerset Drive, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$830,000

&

\$900,000

Median sale price

Median price

\$642,750

House

X

Unit

Suburb

Dandenong North

Period - From

01/01/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

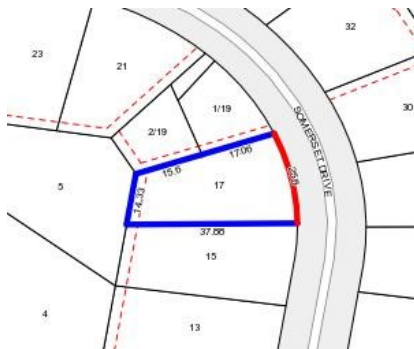
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1			
2			
3			

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.~~

17 Somerset Drive, Dandenong North Vic 3175



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$900,000
Median House Price
Year ending December 2018: \$642,750

Comparable Properties



3 Timbertop Dr ROWVILLE 3178 (REI)

Agent Comments



Price: \$838,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 1405 sqm approx



3 Tanglewood Rd ROWVILLE 3178 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 16/01/2019
Rooms: -
Property Type: House
Land Size: 725 sqm approx

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.