

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1386 Mt Dandenong Tourist Road Mount Dandenong VIC 3767

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$913,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

*House

X

*Unit

Suburb

Mount Dandenong

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

37 Falls Road Kalorama VIC 3766	\$885,000	16-Nov-18
18 Barbers Road Kalorama VIC 3766	\$850,000	27-Nov-18
15 Stanley Street Olinda VIC 3788	\$875,000	29-Oct-18

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.~~

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37 Falls Road Kalorama VIC 3766

Sold Price

\$885,000

Sold Date

16-Nov-18

4

2

1

Distance

0.66km



18 Barbers Road Kalorama VIC 3766

Sold Price

^{RS}\$850,000

Sold Date

27-Nov-18

4

2

2

Distance

1.28km



15 Stanley Street Olinda VIC 3788

Sold Price

\$875,000

Sold Date

29-Oct-18

3

2

2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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