

STATEMENT OF INFORMATION

2/30 SIMPSON DRIVE, DANDENONG NORTH, VIC 3175

PREPARED BY SAVOY REAL ESTATE, 11 BLACKBURN ROAD BLACKBURN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

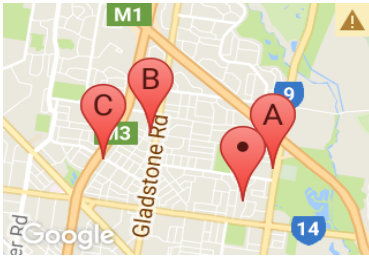
**2/30 SIMPSON DRIVE, DANDENONG**

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$430,000 to \$470,000**

MEDIAN SALE PRICE

**DANDENONG NORTH, VIC, 3175**

Suburb Median Sale Price (Unit)

\$418,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**2/259 STUD RD, DANDENONG NORTH, VIC**

2 1 1

Sale Price

\$471,000

Sale Date: 09/05/2017

Distance from Property: 610m

**4 KEENAN CT, DANDENONG NORTH, VIC 3175**

2 1 1

Sale Price

***\$416,000**

Sale Date: 17/06/2017

Distance from Property: 1.6km

**1/58 OAKWOOD AVE, DANDENONG NORTH,**

2 1 1

Sale Price

\$445,000

Sale Date: 16/03/2017

Distance from Property: 1.9km



This report has been compiled on 21/11/2017 by Savoy Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

2/30 SIMPSON DRIVE, DANDENONG NORTH, VIC 3175

Indicative selling price

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

Price Range: \$430,000 to \$470,000

Median sale price

Median price \$418,000

House

Unit

X

Suburb

DANDENONG
NORTH

Period

01 October 2016 to 30 September
2017

Source

 pricfinder

Comparable property sales

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
2/259 STUD RD, DANDENONG NORTH, VIC 3175	\$471,000	09/05/2017
4 KEENAN CT, DANDENONG NORTH, VIC 3175	*\$416,000	17/06/2017
1/58 OAKWOOD AVE, DANDENONG NORTH, VIC 3175	\$445,000	16/03/2017