

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

6 Grandview Avenue, Dandenong Vic 3175

Indicative selling price

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

Range between \$675,000

&

\$740,000

Median sale price

Median price \$710,000

Property Type House

Suburb Dandenong

Period - From 01/01/2021

to 31/12/2021

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	65 Botanical Gr DOVETON 3177	\$740,000	18/12/2021
2	20 Bulong St DANDENONG 3175	\$721,000	02/10/2021
3	62 Scarlet Dr DOVETON 3177	\$710,000	01/12/2021

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:

22/02/2022 10:21



3 1 2

Property Type: House
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$740,000
Median House Price
Year ending December 2021: \$710,000

Comparable Properties



65 Botanical Gr DOVETON 3177 (REI)

Agent Comments

4 2 4

Price: \$740,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 500 sqm approx



20 Bulong St DANDENONG 3175 (REI/VG)

Agent Comments

3 2 2

Price: \$721,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 583 sqm approx



62 Scarlet Dr DOVETON 3177 (REI)

Agent Comments

3 1 2

Price: \$710,000
Method: Private Sale
Date: 01/12/2021
Property Type: House