



STATEMENT OF INFORMATION

11 BLYTHES ROAD, MOUNT DANDENONG, VIC-3767

PREPARED BY BEN WEEKS, PROFESSIONALS OUTER EAST, PHONE: 0488663315

Professionals

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 BLYTHES ROAD, MOUNT DANDENONG, - -

Indicative Selling Price

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

Price Range: **\$450,000 to \$480,000**

Provided by: Ben Weeks, Professionals Outer East

MEDIAN SALE PRICE



MOUNT DANDENONG, VIC, 3767

Suburb Median Sale Price (House)

\$852,500

01 January 2024 to 31 December 2024

Provided by:

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



660 BASIN-OLINDA RD, OLINDA, VIC 3788 - -

Sale Price

\$390,000

Sale Date: 02/11/2024

Distance from Property: 2km



8 TOSARI RD, KALORAMA, VIC 3766 - -

Sale Price

\$350,000

Sale Date: 05/09/2024

Distance from Property: 946m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 11 BLYTHES ROAD, MOUNT DANDENONG, VIC 3767

Indicative selling price

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

Price Range: \$450,000 to \$480,000

Median sale price

Median price: \$852,500 Property type: House Suburb: MOUNT DANDENONG
Period: 01 January 2024 to 31 December 2024 Source: pricfinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
660 BASIN-OLINDA RD, OLINDA, VIC 3788	\$390,000	02/11/2024
8 TOSARI RD, KALORAMA, VIC 3766	\$350,000	05/09/2024

This Statement of Information was prepared on: 07/02/2025