

# 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

63 Carlton Road, Dandenong North Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$750,000

### Median sale price

Median price \$648,500 Property Type House Suburb Dandenong North

Period - From 21/01/2020 to 20/01/2021 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	10 Rawdon Hill Dr DANDENONG NORTH 3175	\$750,000	29/07/2020
2	15 Godfrey Cr DANDENONG 3175	\$735,000	07/10/2020
3	9 Ferndale Cr DANDENONG NORTH 3175	\$730,000	07/12/2020

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:

21/01/2021 09:10



 4    2    1

**Property Type:** House (Res)

**Land Size:** 523 sqm approx

Agent Comments

**Indicative Selling Price**

\$730,000 - \$750,000

**Median House Price**

21/01/2020 - 20/01/2021: \$648,500

## Comparable Properties



**10 Rawdon Hill Dr DANDENONG NORTH 3175 (VG)**   Agent Comments

 4    -    -

**Price:** \$750,000

**Method:** Sale

**Date:** 29/07/2020

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 666 sqm approx



**15 Godfrey Cr DANDENONG 3175 (VG)**   Agent Comments

 4    -    -

**Price:** \$735,000

**Method:** Sale

**Date:** 07/10/2020

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 632 sqm approx



**9 Ferndale Cr DANDENONG NORTH 3175 (REI)**   Agent Comments

 3    1    4

**Price:** \$730,000

**Method:** Private Sale

**Date:** 07/12/2020

**Property Type:** House

**Land Size:** 537 sqm approx