

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

1/5 Philip Street, Dandenong North Vic 3175

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$433,000

House

Unit

X

Suburb

Dandenong North

Period - From 01/07/2016

to

30/06/2017

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	1/36 Curtin Cr DANDENONG NORTH 3175	\$476,000	29/04/2017
2	1/19 Jeffrey St DANDENONG NORTH 3175	\$466,500	06/05/2017
3	1/5 Marcella Av DANDENONG NORTH 3175	\$441,000	16/05/2017

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.~~

1/5 Philip Street, Dandenong North Vic 3175



 3  - 

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
Year ending June 2017: \$433,000

Comparable Properties

1/36 Curtin Cr DANDENONG NORTH 3175 (REI)

Agent Comments

 3  2  2

Price: \$476,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Unit

1/19 Jeffrey St DANDENONG NORTH 3175 (REI)

Agent Comments

 3  1  2

Price: \$466,500
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: Unit



1/5 Marcella Av DANDENONG NORTH 3175 (REI)

Agent Comments

 3  1  2

Price: \$441,000
Method: Private Sale
Date: 16/05/2017
Rooms: -
Property Type: Unit