

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

14 Conifer Court, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$653,400

House

X

Unit

Suburb

Dandenong North

Period - From

01/01/2017

to

31/12/2017

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	157 Brady Rd DANDENONG NORTH 3175	\$850,000	29/11/2017
2	6 Yarra Ct DANDENONG NORTH 3175	\$821,500	16/12/2017
3	52 Bellbrook Dr DANDENONG NORTH 3175	\$810,000	02/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
Year ending December 2017: \$653,400

Comparable Properties



157 Brady Rd DANDENONG NORTH 3175 (REI) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 29/11/2017
Rooms: -
Property Type: House (Res)



6 Yarra Ct DANDENONG NORTH 3175 (REI) Agent Comments



Price: \$821,500
Method: Auction Sale
Date: 16/12/2017
Rooms: 7
Property Type: House (Res)



52 Bellbrook Dr DANDENONG NORTH 3175 (REI) Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 855 sqm approx