

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
1/21 James Street, Dandenong Vic 3175

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$365,000 House Unit X Suburb Dandenong

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	4/32 Joffre St NOBLE PARK 3174	\$550,000	24/03/2018
2	1/160 Gladstone Rd DANDENONG NORTH 3175	\$540,000	25/11/2017
3	2/16 Louis Av DANDENONG 3175	\$520,000	18/04/2018

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.~~

1/21 James Street, Dandenong Vic 3175



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2017: \$365,000

Comparable Properties

4/32 Joffre St NOBLE PARK 3174 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Unit



1/160 Gladstone Rd DANDENONG NORTH
3175 (REI)

Agent Comments



Price: \$540,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Unit
Land Size: 414 sqm approx



2/16 Louis Av DANDENONG 3175 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 18/04/2018
Rooms: 3
Property Type: Unit