

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 KING GEORGE PARADE, DANDENONG,  3  1  1

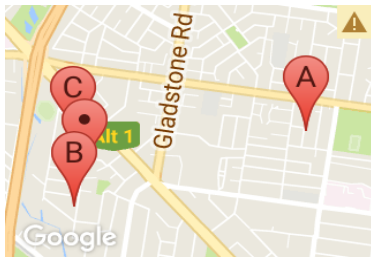
Indicative Selling Price

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

Price Range: **\$685,000 to \$750,000**

Provided by: Idriss Paykari, LJ Hooker Hampton Park

MEDIAN SALE PRICE



DANDENONG, VIC, 3175

Suburb Median Sale Price (House)

\$620,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



9 SUZANNE ST, DANDENONG, VIC 3175

 3  1  2

Sale Price

***\$740,000**

Sale Date: 12/04/2018

Distance from Property: 1.5km



49 KING GEORGE PDE, DANDENONG, VIC

 3  1  1

Sale Price

***\$737,000**

Sale Date: 07/03/2018

Distance from Property: 237m



5 MAURICE ST, DANDENONG, VIC 3175

 3  2  2

Sale Price

\$700,000

Sale Date: 05/03/2018

Distance from Property: 246m



This report has been compiled on 20/06/2018 by LJ Hooker Hampton Park. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 KING GEORGE PARADE, DANDENONG, VIC 3175

Indicative selling price

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

Price Range: \$685,000 to \$750,000

Median sale price

Median price

\$620,000

House

Unit

Suburb

DANDENONG

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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 |
|---|------------|--------------|
| 9 SUZANNE ST, DANDENONG, VIC 3175 | *\$740,000 | 12/04/2018 |
| 49 KING GEORGE PDE, DANDENONG, VIC 3175 | *\$737,000 | 07/03/2018 |
| 5 MAURICE ST, DANDENONG, VIC 3175 | \$700,000 | 05/03/2018 |