

# 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 260 Gladstone 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)

Single price \$720,000

### Median sale price

Median price \$650,000 Property Type House Suburb Dandenong North

Period - From 01/04/2020 to 31/03/2021 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	21 Lipton Dr DANDENONG NORTH 3175	\$730,000	27/01/2021
2	28 Neasham Dr DANDENONG NORTH 3175	\$670,000	03/02/2021
3	40 Blaxland Dr DANDENONG NORTH 3175	\$670,000	01/03/2021

**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: 01/04/2021 11:41



**Property Type:** House

**Land Size:** 618 sqm approx

Agent Comments

## Comparable Properties



**21 Lipton Dr DANDENONG NORTH 3175 (REI)** Agent Comments



**Price:** \$730,000

**Method:** Private Sale

**Date:** 27/01/2021

**Property Type:** House

**Land Size:** 696 sqm approx



**28 Neasham Dr DANDENONG NORTH 3175 (REI/VG)** Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 03/02/2021

**Property Type:** House

**Land Size:** 564 sqm approx



**40 Blaxland Dr DANDENONG NORTH 3175 (REI)** Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 01/03/2021

**Property Type:** House