

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 9/41-43 Jones Road, Dandenong Vic 3175

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$347,000 Property Type Unit Suburb Dandenong

Period - From 01/07/2019 to 30/09/2019 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	1/6 Robert St DANDENONG 3175	\$612,000	21/06/2019
2	2/6 Robert St DANDENONG 3175	\$550,000	19/07/2019
3	2/38 Benga Av DANDENONG 3175	\$546,500	05/08/2019

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: 11/11/2019 09:32

9/41-43 Jones Road, Dandenong Vic 3175



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
September quarter 2019: \$347,000

Comparable Properties



1/6 Robert St DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$612,000
Method: Private Sale
Date: 21/06/2019
Property Type: Townhouse (Single)



2/6 Robert St DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 19/07/2019
Property Type: Townhouse (Single)



2/38 Benga Av DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$546,500
Method: Private Sale
Date: 05/08/2019
Rooms: 4
Property Type: Townhouse (Single)

Account - Anujan Real Estate | P: 03 9713 3232



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.