

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 Gladesville Court, Dandenong North Vic 3175

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$745,000 Property Type House Suburb Dandenong North

Period - From 01/04/2023 to 31/03/2024 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	13 Glencoe Gr DANDENONG NORTH 3175	\$814,000	20/01/2024
2	18 Pamir St DANDENONG NORTH 3175	\$781,000	29/04/2024
3	35 Boronia Av DANDENONG NORTH 3175	\$780,170	15/02/2024

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:

26/06/2024 17:04



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Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending March 2024: \$745,000

Comparable Properties



13 Glencoe Gr DANDENONG NORTH 3175
(REI/VG)

Agent Comments

3 2 2

Price: \$814,000
Method: Auction Sale
Date: 20/01/2024
Property Type: House (Res)
Land Size: 534 sqm approx



18 Pamir St DANDENONG NORTH 3175
(REI/VG)

Agent Comments

3 2 1

Price: \$781,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 531 sqm approx



35 Boronia Av DANDENONG NORTH 3175
(REI/VG)

Agent Comments

3 1 4

Price: \$780,170
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 560 sqm approx

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