



# STATEMENT OF INFORMATION

115 GLADSTONE ROAD, DANDENONG NORTH, VIC 3175

PREPARED BY NICK HUANG, JUST REALTY INTERNATIONAL

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 115 GLADSTONE ROAD, DANDENONG

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$470,000 to \$517,000**

## MEDIAN SALE PRICE



## DANDENONG NORTH, VIC, 3175

Suburb Median Sale Price (Vacant Land)

01 January 2023 to 31 December 2023

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.



## 113 GLADSTONE RD, DANDENONG NORTH,

3 1 2

Sale Price

**\*\$640,000**

Sale Date: 14/02/2024

Distance from Property: 67m



## 23 KOONALDA GR, DANDENONG NORTH, VIC

3 1 1

Sale Price

**\*\$510,000**

Sale Date: 29/11/2023

Distance from Property: 301m



## 203 GLADSTONE RD, DANDENONG NORTH,

3 1 1

Sale Price

**\$750,000**

Sale Date: 23/10/2023

Distance from Property: 839m



This report has been compiled on 30/03/2024 by Just Realty International. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

115 GLADSTONE ROAD, DANDENONG NORTH, VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$470,000 to \$517,000

### Median sale price

Median price

Property type

House

Suburb

DANDENONG  
NORTH

Period

01 January 2023 to 31 December  
2023

Source

pricfinder

### 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

113 GLADSTONE RD, DANDENONG NORTH, VIC 3175	*\$640,000	14/02/2024
23 KOONALDA GR, DANDENONG NORTH, VIC 3175	*\$510,000	29/11/2023
203 GLADSTONE RD, DANDENONG NORTH, VIC 3175	\$750,000	23/10/2023

This Statement of Information was prepared on:

30/03/2024