

# 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 2/1384 Heatherton 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)

Range between \$570,000 & \$627,000

### Median sale price

Median price \$520,000 Property Type Unit 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	35a King George Pde DANDENONG 3175	\$645,000	13/03/2024
2	35b King George Pde DANDENONG 3175	\$575,000	23/05/2024
3	1/1389 Heatherton Rd DANDENONG NORTH 3175	\$550,000	23/04/2024

**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: 17/06/2024 15:20



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**Rooms:** 4  
**Property Type:** Townhouse (Single)  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$627,000  
**Median Unit Price**  
Year ending March 2024: \$520,000

## Comparable Properties



**35a King George Pde DANDENONG 3175 (REI/VG)**

**Agent Comments**

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**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 13/03/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 230 sqm approx



**35b King George Pde DANDENONG 3175 (REI)**

**Agent Comments**

3   2   1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 23/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 210 sqm approx

**1/1389 Heatherton Rd DANDENONG NORTH 3175 (VG)**

**Agent Comments**

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**Price:** \$550,000  
**Method:** Sale  
**Date:** 23/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)