

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

28 Shalimar Crescent, Dandenong North Vic 3175
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Indicative selling price

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

Range between

\$800,000

 &

\$880,000

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	3 Nordic Rd DANDENONG NORTH 3175	\$880,000	08/02/2024
2	102 Outlook Dr DANDENONG NORTH 3175	\$845,000	06/04/2024
3	13 Glencoe Gr DANDENONG NORTH 3175	\$814,000	20/01/2024

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:

30/05/2024 19:41



 3  2  2

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending March 2024: \$745,000

Comparable Properties



3 Nordic Rd DANDENONG NORTH 3175
(REI/VG)

Agent Comments

 3  2  4

Price: \$880,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 615 sqm approx



102 Outlook Dr DANDENONG NORTH 3175
(REI/VG)

Agent Comments

 3  2  2

Price: \$845,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 668 sqm approx



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

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869