

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 Waratah Drive, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$742,000

Property Type

House

Suburb

Dandenong North

Period - From

01/01/2024

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	18 Pamir St DANDENONG NORTH 3175	\$781,000	29/04/2024
2	12 Brunet St DANDENONG NORTH 3175	\$777,500	19/02/2024
3	29 Pinewood Av DANDENONG NORTH 3175	\$745,000	15/03/2024

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:

08/05/2024 09:49



 3  1  3

Property Type: House

Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median House Price
March quarter 2024: \$742,000

Comparable Properties



18 Pamir St DANDENONG NORTH 3175 (REI) **Agent Comments**

 3  2  1

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



12 Brunet St DANDENONG NORTH 3175 (REI/VG) **Agent Comments**

 3  1  3

Price: \$777,500
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 572 sqm approx



29 Pinewood Av DANDENONG NORTH 3175 (REI) **Agent Comments**

 3  1  2

Price: \$745,000
Method: Private Sale
Date: 15/03/2024
Property Type: House

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