

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 33 Blaxland Drive, Dandenong North Vic 3175

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$730,000 Property Type House Suburb Dandenong North

Period - From 01/01/2023 to 31/03/2023 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	78 Brady Rd DANDENONG NORTH 3175	\$705,000	15/05/2023
2	50 Bakers Rd DANDENONG NORTH 3175	\$675,000	29/03/2023
3	38 Aberdeen Dr DANDENONG NORTH 3175	\$652,500	01/04/2023

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: 10/07/2023 12:19



 3  2  1

Property Type: House

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



78 Brady Rd DANDENONG NORTH 3175 (REI) Agent Comments

 3  1  1

Price: \$705,000

Method: Private Sale

Date: 15/05/2023

Property Type: House

Land Size: 539 sqm approx



50 Bakers Rd DANDENONG NORTH 3175 (REI/VG) Agent Comments

 3  1  2

Price: \$675,000

Method: Private Sale

Date: 29/03/2023

Property Type: House

Land Size: 552 sqm approx

38 Aberdeen Dr DANDENONG NORTH 3175 (REI) Agent Comments

 3  1  2

Price: \$652,500

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)