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 betweer	\$650,000		&		\$700,000					
Median sale p	rice									
Median price	\$730,000	Pro	operty Type	Hou	se		Suburb	Dandenong North		
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ado	dress 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





Sean Lin

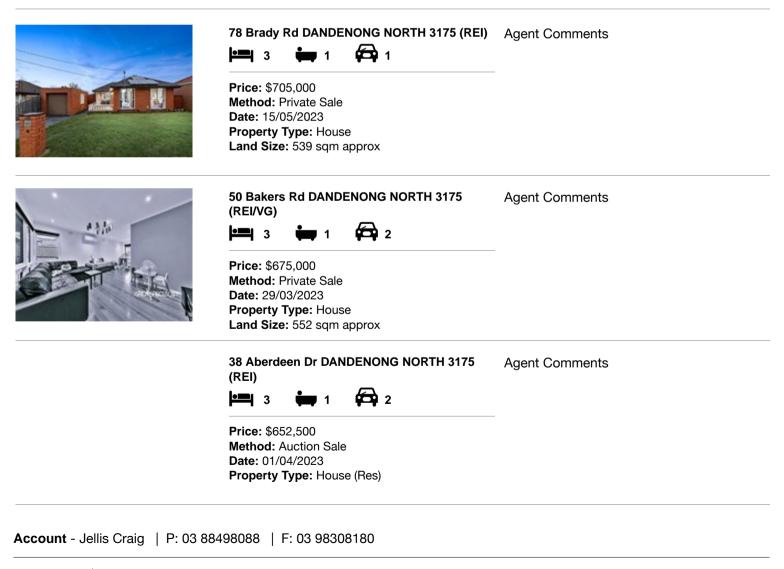




Property Type: House Land Size: 535 sqm approx Agent Comments 8849 8088 0452 050 331 seanlin@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$700,000 Median House Price March quarter 2023: \$730,000

Comparable Properties





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