

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/address](https://services.land.vic.gov.au/landchannel/content/address) Search before being entered in this Statement of Information.

### Property offered for sale

4/109-111 McFees Road Dandenong North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb

Period - From   Source

### 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 Osbourne St Dandenong	\$650,000	10/10/2023
2. 2/22 Aquila Crescent Endeavour Hills	\$719,000	15/06/2023
3. 4/10-12 Holly Avenue Dandenong North	\$690,000	09/06/2023



### 4/10-12 HOLLY AVE, DANDENONG NORT...

3 2 2

Sale Price: **\$690,000 (Agents Advice - Sale)**  
Sale Date: **09/06/2023**  
Original Price: **\$680,000 - \$ 720,000 (Under Offer)**  
Final Price: **\$680,000 - \$ 720,000**  
RPD: **4//PS801275**  
Features:

Property Type: **Unit**  
Property Area: **181m<sup>2</sup>**  
Original % Chg:  
Final % Chg:  
Days to Sell: **29**  
Distance: **1.6km**



### 3 OSBORNE ST, DANDENONG 3175

3 2 1

Sale Price: **\$650,000 (Agents Advice - Sale)**  
Sale Date: **10/10/2023**  
Original Price: **\$690,000 - \$759,000**  
Final Price: **\$610,000 - \$671,000**  
RPD: **2//PS521879**  
Features:

Property Type: **Unit**  
Property Area: **211m<sup>2</sup>**  
Original % Chg: **-5.8%**  
Final % Chg:  
Days to Sell: **67**  
Distance: **1.9km**



### 2/22 AQUILA CRES, ENDEAVOUR HILLS 38...

3 2 1

Sale Price: **\$719,000 (Normal Sale)**  
Sale Date: **15/06/2023**  
Original Price: **Contact Agent**  
Final Price: **\$690,000 - \$740,000 (Under Offer)**  
RPD: **4//PS825979**  
Features: **AIR CONDITIONED, BUILT IN/WIR, MODER...**

Property Type: **Unit**  
Property Area: **178m<sup>2</sup>**  
Original % Chg:  
Final % Chg:  
Days to Sell: **51**  
Distance: **1.6km**