

# 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 43A Mollison Street, Dandenong North Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$780,000

### Median sale price

Median price \$617,500 Property Type Townhouse Suburb Dandenong North

Period - From 22/02/2023 to 21/02/2024 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	1/51 Boyd St DANDENONG NORTH 3175	\$770,000	25/11/2023
2			
3			

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: 22/02/2024 10:07

43A Mollison Street, Dandenong North Vic 3175



**Rooms:** 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 196 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$780,000

**Median Townhouse Price**

22/02/2023 - 21/02/2024: \$617,500

## Comparable Properties

**1/51 Boyd St DANDENONG NORTH 3175 (REI)** **Agent Comments**



**Price:** \$770,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Townhouse (Res)

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.

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