

AREA SPECIALIST

STATEMENT OF INFORMATION

BOYD STREET, DANDENONG NORTH VIC 3176

PREPARED BY THE LAWSON AREA SPECIALIST. PHONE: 0625211818

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



BOYD STREET, DANDENONG NORTH, VIC - -

Indicative Selling Price

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

Price Range: **\$800,000 to \$880,000**

Provided by: Dee Kawsar, Area Specialist

MEDIAN SALE PRICE



DANDENONG NORTH, VIC, 3175

Suburb Median Sale Price (Other)

\$969,500

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



29 ADMIRALA AVE, DANDENONG NORTH, VIC 4 1 4

Sale Price

\$870,000

Sale Date: 29/08/2023

Distance from Property: 419m



32 ADMIRALA AVE, DANDENONG NORTH, VIC 4 2 2

Sale Price

\$815,000

Sale Date: 02/09/2023

Distance from Property: 452m



1/18 SUZANNE ST, DANDENONG, VIC 3175 4 3 2

Sale Price

\$800,000

Sale Date: 19/05/2023

Distance from Property: 695m



This report has been compiled on 13/11/2023 by Area Specialist. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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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/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

BOYD STREET, DANDENONG NORTH, VIC 3175

Indicative selling price

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

Price Range: \$800,000 to \$880,000


Median sale price

Median price \$969,500

Property type Other

Suburb DANDENONG NORTH

Period 01 October 2022 to 30 September 2023

Source 

Comparable property sales

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

29 ADMIRALA AVE, DANDENONG NORTH, VIC 3175	\$870,000	29/08/2023
32 ADMIRALA AVE, DANDENONG NORTH, VIC 3175	\$815,000	02/09/2023
1/18 SUZANNE ST, DANDENONG, VIC 3175	\$800,000	19/05/2023

This Statement of Information was prepared on: 13/11/2023

