

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 420 Mt Dandenong Tourist Road, Sassafras Vic 3787

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$825,000 Property Type House Suburb Sassafras

Period - From 01/04/2020 to 31/03/2021 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	420 Mt Dandenong Tourist Rd SASSAFRAS 3787		24/06/2014
2	424 Mt Dandenong Tourist Rd SASSAFRAS 3787	\$730,000	03/03/2021
3	270 Mt Dandenong Tourist Rd SASSAFRAS 3787	\$825,000	03/03/2021

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: 24/06/2021 15:05



 3  1  2

Rooms: 6
Property Type: House
Land Size: 2858 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$810,000
Median House Price
Year ending March 2021: \$825,000

Comparable Properties



**420 Mt Dandenong Tourist Rd SASSAFRAS
3787 (REI)**

Agent Comments

 3  1  2

Price:
Method: Private Sale
Date: 24/06/2014
Rooms: 6
Property Type: House
Land Size: 2858 sqm approx

**424 Mt Dandenong Tourist Rd SASSAFRAS
3787 (VG)**

Agent Comments

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Price: \$730,000
Method: Sale
Date: 03/03/2021
Property Type: House (Res)
Land Size: 1567 sqm approx

**270 Mt Dandenong Tourist Rd SASSAFRAS
3787 (VG)**

Agent Comments

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Price: \$825,000
Method: Sale
Date: 03/03/2021
Property Type: House (Res)