

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 97-99 Ridge Road, Mount Dandenong Vic 3767

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$847,500 Property Type House Suburb Mount Dandenong

Period - From 01/01/2020 to 31/12/2020 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	217 Ridge Rd MOUNT DANDENONG 3767	\$1,065,000	28/01/2021
2	22 Yarrabee Rd MOUNT DANDENONG 3767	\$940,000	28/01/2021
3	15-17 Hume La MOUNT DANDENONG 3767	\$920,000	09/11/2020

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: 16/03/2021 14:59



Property Type: House (Previously Occupied - Detached)
Land Size: 1942 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
Year ending December 2020: \$847,500

Comparable Properties



217 Ridge Rd MOUNT DANDENONG 3767 (REI)

Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 28/01/2021
Property Type: House
Land Size: 1095 sqm approx

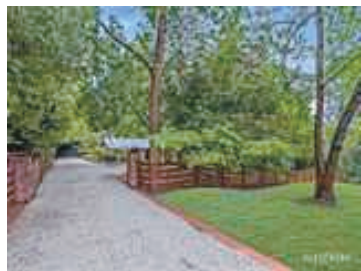


22 Yarrabee Rd MOUNT DANDENONG 3767 (REI/VG)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 28/01/2021
Property Type: House
Land Size: 2683 sqm approx



15-17 Hume La MOUNT DANDENONG 3767 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 09/11/2020
Property Type: House
Land Size: 2687 sqm approx