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 Search before being entered in this Statement of Information.

Property offered for sale

11 Dava Court Dandenong North VIC 3175

Indicative selling price

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

Single price | or range between **$710,000** | & **$781,000**

Median sale price

(*Delete house or unit as applicable)

Median price **$751,000** | *House **X** | *Unit | Suburb **Dandenong North**

Period - From **06-12-2024** **27-03-2025** | Source **PriceFinder & RealEstate.com**

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. 80 Loch Road, Dandenong North	$740,000	19-03-2025
2. 12 Shalimar Cres, Dandenong North	$772,000	23-12-2024
3. 48 Laemmle Street Dandenong North	$755,000	06-12-2024



80 LOCH RD, DANDENONG NORTH 3175

3 1 2

Sale Price:	$740,000 (Recent Advice - Sale)	Property Type:	House
Sale Date:	19/03/2025	Property Area:	561m²
Original Price:	$695,000 - $760,000	Original % Chg:	
Final Price:	$720,000 - $760,000	Final % Chg:	
RPD:	29//LP123754	Days to Sell:	28
Features:	AIR CONDITIONED	Distance:	636m



12 SHALIMAR CRES, DANDENONG NORT...

3 1 2

Sale Price:	$772,000 (Normal Sale)	Property Type:	House
Sale Date:	23/12/2024	Property Area:	538m²
Original Price:	$750,000 - $825,000	Original % Chg:	
Final Price:	$730,000 - $790,000	Final % Chg:	
RPD:	125//LP83577	Days to Sell:	38
Features:		Distance:	383m



48 LAEMMLE ST, DANDENONG NORTH 31...

3 1 1

Sale Price:	$755,000 (Normal Sale)	Property Type:	House
Sale Date:	06/12/2024	Property Area:	543m²
Original Price:	For Sale	Original % Chg:	
Final Price:	For Sale	Final % Chg:	
RPD:	88//LP88454	Distance:	1.0km
Features:	LOWSET, IMPROVEMENTS: DISHWASHER, F...		