

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

54 Railway Parade, Dandenong, VIC 3175

INDICATIVE SELLING PRICE

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

Range Between \$730,000 & \$803,000

MEDIAN SALE PRICE

Median price \$611,500 | House | Dandenong (3175)

Period - From 1 December 2017 to 7 May 2018 | Source - Core Logic

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
64 RAILWAY PARADE, DANDENONG VIC 3175	\$650,000	19/04/2018
5 SEVENTH AVENUE, DANDENONG VIC 3175	\$760,000	18/12/2017
9 BELFORT STREET, DANDENONG VIC 3175	\$850,000	24/03/2018