

## 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

27 Jesson Crescent Dandenong VIC 3175

### Indicative selling price

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

Single Price  or range between \$620,000 & \$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$635,000 Property type House Suburb Dandenong  
Period-from 01 Jun 2020 to 31 May 2021 Source Corelogic

### 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 6 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
21 Grandview Avenue Dandenong VIC 3175	\$645,000	08-May-21
86 Cleeland Street Dandenong VIC 3175	\$660,000	02-Mar-21
26 Ingrid Street Dandenong VIC 3175	\$650,500	01-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 23 June 2021