

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1453 Heatherton Road Dandenong North 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

\$ 650,000

&

\$ 700,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$642,000

*House

X

*Unit

Suburb

Dandenong North

Period - From

July 2017

to

June 2018

Source

RP Data

Comparable property sales

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. 21 Curtin Crescent Dandenong North VIC 3175	\$600,000	22-May-18
2. 4 Philip Street Dandenong North VIC 3175	\$692,000	26-Mar-18
3. 10 Philip Street Dandenong North VIC 3175	\$668,000	23-May-18

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.~~