

---

## 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

**20 Holly Avenue, Dandenong North, VIC 3175**

---

#### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$700,000 & \$720,000**

---

#### MEDIAN SALE PRICE

**Median price \$580,756 | House | Dandenong North (3175)**

**Period - From 1 September 2016 to 1 August 2017 | Source - RP Data**

---

#### 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
<b>52 SIMPSON DR, DANDENONG NORTH VIC 3175</b>	<b>\$760,000</b>	<b>01/07/2017</b>
<b>59 OUTLOOK DR, DANDENONG NORTH VIC 3175</b>	<b>\$765,000</b>	<b>20/05/2017</b>
<b>2 FIRST AVE, DANDENONG NORTH VIC 3175</b>	<b>\$700,000</b>	<b>05/07/2017</b>