

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 3 TURNER COURT DANDENONG VIC 3175

Indicative selling price

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

Range between \$750,000.00 & \$800,000.00

Median sale price

Median price \$601,000.00 *House *Unit Suburb DANDENONG

Period - From JULY to SEP Source REIV

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 10 Turner Court Dandenong VIC 3175	\$ 695,000.00	03 Jun 2017
2 17 Hopkins Street Dandenong VIC 3175	\$ 687,000.00	18 Nov 2017
3 24 Suzanne Street Dandenong VIC 3175	\$ 660,000.00	04 Nov 2017

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.~~

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This information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the owners or agent. Sales data is provided as a guide to market activity, and we do not necessary obtain to have acted as the selling agent in these transactions.