

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 13 Bunarong Court, 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 \$690,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$652,800 *House *Unit Suburb Dandenong North
Period - From Sept 2017 to Feb 2018 Source CoreLogic (RP Data)

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 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. 7 Central Avenue, Dandenong North	\$730,000	8/09/2017
2. 9 Ascot Court, Dandenong North	\$715,000	29/01/2018
3. 42 Whitehaven Crescent, Noble Park North	\$720,000	7/10/2018

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.~~

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 22nd March 2018.