

# 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 50 ABERDEEN DRIVE DANCENONG NORTH 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 \$\* 800000 or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 580786 \*House  \*Unit  Suburb DANDENONG NORTH  
Period - From JUL 2017 to SEPT 2017 Source 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 53 ABERDEEN DRIVE DANDENONG NORTH 3175	\$ 673000	8/04/2017
2 57 HENESSEY WAY DANDENONG NORTH 3175	\$ 915000	01/07/2017
3 10 MCHENRY PLACE DANDENONG NORTH 3175	\$ 850000	29/04/2017

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.