

## 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 43 Fifth Avenue, Dandenong 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 \$\*  or range between \$580,000 & \$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$558,250 \*House  \*Unit  Suburb Dandenong  
Period - From Mar 2017 to May 2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### 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 5 Wallace Avenue, Dandenong	\$590,000	02.04.17
2 21 Fifth Avenue, Dandenong	\$620,000	18.05.17
3 3 Fifth Avenue, Dandenong	\$630,000	25.03.17

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 30 April 2017.