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## STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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#### PROPERTY OFFERED FOR SALE

**1-6/13 Hemmings Street, Dandenong, VIC 3175**

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#### INDICATIVE SELLING PRICE

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

**Range Between \$330,000 & \$350,000**

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#### MEDIAN SALE PRICE

**Median price \$330,000 | Unit | Dandenong (3175)**

**Period - From 1 April 2017 to 24 April 2017 | Source - RPDATA**

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#### 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>2/83 ANN ST, DANDENONG VIC 3175</b>	<b>\$330,000</b>	<b>27/03/2017</b>
<b>3/80 CLOW ST, DANDENONG VIC 3175</b>	<b>\$350,000</b>	<b>09/03/2017</b>
<b>7/99 KIRKHAM RD, DANDENONG VIC 3175</b>	<b>\$270,000</b>	<b>28/12/2016</b>