



Statement of Information

Sections 47AF of the Estate Agents Act 1980

16 Birdwood Avenue, DANDENONG 3175

Indicative selling price

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

Range \$730,000 - \$790,000

Median sale price

Median **House** for **DANDENONG** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$610,000

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 the most comparable to the property for sale.

40 Jones Road, Dandenong 3175	Price \$828,000 Sold 14 June 2018
9 Belfort Street, Dandenong 3175	Price \$850,000 Sold 24 March 2018
49 King George Parade, Dandenong 3175	Price \$737,000 Sold 07 March 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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