



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb
and postcode

U 1/36 Falkiner Cres, Dandenong Vic 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

\$*400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$446,000

*House

Unit

X

Suburb

Dandenong

Period - From

Feb 2017

to

Now

Source

CoreLogic Rpdata

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
1/11 FAULKINER CRESCENT	\$375,000	28 Jun 2017
2/64 Ross Street, Dandenong	\$423,000	09 Jun 2017
1/64 Ross Street, Dandenong	\$436,000	11 May 2017