

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 21 Fifth Avenue, Dandenong Vic 3175

Indicative selling price

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

Single price: \$649,000

Median sale price

Median price: \$602,000 Property Type: House Suburb: Dandenong
Period - From: 01/10/2018 to 30/09/2019 Source: REIV

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	8 Ronald St DANDENONG 3175	\$670,000	18/11/2019
2	49 David St DANDENONG 3175	\$630,000	04/11/2019
3	41 Ann St DANDENONG 3175	\$627,000	12/12/2019

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.~~

This Statement of Information was prepared on: 13/01/2020 10:56