

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

29 FRANCESCO DRIVE, DANDENONG NORTH 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 \$*680,000

or range between \$*-----

&

\$-----

Median sale price

(*Delete house or unit as applicable)

Median price \$630,500

*House ☒

*Unit ☐

Suburb DANDENONG NORTH

Period - From 01.04.2017

to 30.06.2017

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. 64 BELLBROOK DRIVE, DANDENONG NORTH	\$688,000	27.05.2017
2. 2 BEMM COURT, DANDENONG NORTH	\$682,000	17.07.2017
3. 18 WINGHAM STREET, DANDENONG NORTH	\$685,000	08.04.2017

