



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 16 Birdwood Avenue, DANDENONG 3175

Indicative selling price

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

Range \$620,000 - \$680,000

Median sale price

Median **House** for **DANDENONG** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$611,000

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.

12 Dawn Avenue,
Dandenong 3175

Price \$655,000 Sold 01 May
2019

1 Seventh Avenue,
Dandenong 3175

Price \$600,000 Sold 30
January 2019

42 Ross Street,
Dandenong 3175

Price \$697,000 Sold 14
January 2019

This Statement of Information was prepared on 16th Sep 2019

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.

House

3 beds

1 baths

1 parking

McLennan Real Estate Pty Ltd

First floor, 126 Walker Street,
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Contact agents



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