

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 42 Alexander Avenue, Dandenong

Indicative selling price

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

Single price \$* or range between 540,000 & \$594,000

Median sale price

Median price \$590,000 *House ☒ *Unit ☐ Suburb Dandenong
Period - From January 2019 to June 2019 Source CoreLogic (RP Data)

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
17 Goldlang Street, Dandenong	\$555,000	13/04/19
74 Railway Parade, Dandenong	\$590,000	17/02/2019
40 Gerard Street, Dandenong	\$600,000	10/04/19

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.~~

Property data source: CoreLogic. 18 July 2019