

## 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 17/2-4 HUTTON STREET ,DANDENONG ,VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$330,000 & \$350,000

### Median sale price

Median price 378,000 \*House \*Unit x Suburb DANDENONG  
Period - From 01/10/2017 to 25/02/2018 Source REIV

### Comparable property sales

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 8/12 HUTTON STREET DANDENONG VIC 3178	\$352,000	07/02/2018
2 15/2-4 HUTTON STREET DANDENONG VIC 3178	\$310,000	12/01/2018
3 22/2-4 HUTTON STREET DANDENONG VIC 3178	\$350,000	09/01/2018



OBrien Real Estate