

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	7A Huckson Street Dandenong, 3175
---	-----------------------------------

Indicative selling price

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

Range between	\$450,000 & \$480,000
---------------	-----------------------

Median sale price

Median price	\$550,000	Property Type	TOWNHOUSE	Suburb	DANDENONG
Period - From	04-Jan-2022	to	03-Jan-2023	Source	REA

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15A Derbyshire Lane Dandenong VIC 3175	\$450,000	31-Aug-2022
2	5 Alex Scott Way Dandenong VIC 3175	\$475,000	04-Oct-2022
3	2/6 Huckson Street Dandenong VIC 3175	\$430,000	20-Aug-2022

This statement of information was prepared on 25-Jan-2023 at 5:05:50 PM EST