

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

5 LILAC AVENUE, DANDENONG NORTH, VIC 3175

Indicative selling price

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

Price Range: \$650,000 to \$715,000

Median sale price

Median price

\$613,250

House

☒

Unit

☐

Suburb

DANDENONG
NORTH

Period

01 January 2017 to 31 December
2017

Source

 pricefinder

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
2 FIRST AVE, DANDENONG NORTH, VIC 3175	*\$700,000	05/07/2017
13 BOOTH CRES, DANDENONG NORTH, VIC 3175	\$680,000	12/08/2017
7 SAMARIA ST, DANDENONG NORTH, VIC 3175	*\$680,000	14/09/2017
9 PINWOOD AVE, DANDENONG NORTH, VIC 3175	Price Withheld	23/11/2017