

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode 15/2-4 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)

Range between \$290,000 & \$319,000

#### Median sale price

Median price \$346,500 Unit X Suburb Dandenong

Period - From 01/07/2016 to 30/06/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
202/80 cheltenham Rd DANDENONG 3175	\$316,000	01/07/2017
18/2-4 Hutton St DANDENONG 3175	\$310,000	04/07/2017
2/1 Carroll Av DANDENONG 3175	\$250,000	14/06/2017