

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	17 Taurus Avenue Dandenong North, 3175
---	--

### Indicative selling price

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

Range between	\$665,000 & \$705,000
---------------	-----------------------

### Median sale price

Median price	\$694,000	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	31-Mar-2022	to	30-Mar-2023	Source	realestate.com.au

### 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	11 Shalimar Cres, Dandenong North	\$680,000	06-Apr-2023
2	16 Laemmer St, Dandenong North	\$652,000	31-Mar-2023
3	38 Aberdeen Dve, Dandenong North	\$652,500	01-Apr-2023

This statement of information was prepared on 22-Jun-2023 at 1:16:18 PM EST