

## 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

4/2 Canberra Avenue, 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

\$470,000

&

\$510,000

#### Median sale price

Median price

\$625,000

House

X

Suburb

Dandenong

Period - From

01/04/2017

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
15/46 Wedge St DANDENONG 3175	\$507,000	13/04/2017
54 Everitt St DANDENONG 3175	\$500,000	20/04/2017
4/9 Carson St DANDENONG 3175	\$495,000	21/07/2017