

## 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

1/1 Grace 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

\$500,000

&

\$550,000

#### Median sale price

Median price

\$565,000

House

X

Suburb

Dandenong

Period - From

01/01/2017

to

31/03/2017

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
9/109-111 McFees Rd DANDENONG NORTH 3175	\$527,500	30/03/2017
2/18 Grandview Av DANDENONG 3175	\$520,000	24/04/2017
3/49 Hemmings St DANDENONG 3175	\$520,000	30/05/2017