

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 Florence Court, Dandenong Vic 3175

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$595,000

House

X

Suburb

Dandenong

Period - From 01/04/2016

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
42 Keating Cescent DANDENONG 3175	\$505,000	03/04/2017
13 Edgewood Rd DANDENONG 3175	\$501,000	11/02/2017
10/55-57 Hammond Rd DANDENONG 3175	\$470,000	07/06/2017