

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**37 Kyla Avenue,  
DANDENONG 3175**

### Indicative selling price

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

**Single price \$709,000**

### Median sale price

Median **House** for **DANDENONG** for period **Jul 2017 - Sep 2017**

Sourced from **REIV**.

**\$601,000**

### 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 the most comparable to the property for sale.

**45 Willum Way,  
DANDENONG 3175**

**Price \$785,000** Sold 23  
September 2017

**52 Willum Way,  
DANDENONG 3175**

**Price \$760,000** Sold 11  
November 2017

**12 Powell Court,  
DANDENONG 3175**

**Price \$677,000** Sold 06  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

4 beds

2 baths

2 parking

### Contact agents



**Harry Li**

03 8558 3000

0414 216 699

[Harry@isellgroup.com.au](mailto:Harry@isellgroup.com.au)



**Houysang Lay**

03 8558 3000

0431 254 003

[houysang@isellgroup.com.au](mailto:houysang@isellgroup.com.au)

**iSell** group