

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Olive Street Dandenong, 3175
---	---------------------------------

Indicative selling price

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

Range between	\$940,000 & \$1,030,000
---------------	-------------------------

Median sale price

Median price	\$690,000	Property Type	HOUSE	Suburb	DANDENONG
Period - From	26-Jul-2021	to	25-Jul-2022	Source	REA

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	54 Herbert Street, Dandenong, Vic 3175	\$1,060,500	09-Jul-2022
2	47 Jones Road, Dandenong, Vic 3175	\$970,000	19-Feb-2022
3	25 Wilson Street Dandenong, Vic 3175	\$1,000,000	09-May-2022

This statement of information was prepared on 07-Nov-2022 at 7:00:11 PM EST