

## 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 5/16 Edgewood Road, Dandenong Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$370,000 & \$398,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$362,000 \*House ☐ \*Unit ☒ Suburb Dandenong

Period - From 01/04/2018 to 31/03/2019 Source REIV

### Comparable property sales

A\* 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. 22/6 Huckson Street, DANDENONG 3175	\$395,000	03/02/2019
2. 1/79 Ann Street, DANDENONG 3175	\$375,000	15/03/2019
3. 33 Woodlee Street, DANDENONG 3175	\$370,000	19/04/2019

