



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Simpson Drive, DANDENONG NORTH 3175

### Indicative selling price

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

**Range \$600,000 - \$650,000**

### Median sale price

Median **House** for **DANDENONG NORTH** for period **Apr 2017 - Mar 2018**  
Sourced from **Pricefinder**.

**\$641,800**

### 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.

**4 Crouch Court,**  
Dandenong North 3175

**Price \$631,000** Sold 20  
January 2018

**8 Miller Court,**  
Dandenong North 3175

**Price \$685,500** Sold 07  
December 2017

**24 Suzanne Street,**  
Dandenong North 3175

**Price \$660,000** Sold 04  
November 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 Pricefinder.

House

3 beds

1 baths

2 parking

**McLennan Real Estate Pty Ltd**

118 Walker Street,  
Dandenong VIC 3175

### Contact agents



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