

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 124 LOCH ROAD, DANDENONG NORTH VIC, 3175

Indicative selling price

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

Single price \$* or range between \$600,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$631,000 *House ☒ *Unit ☐ Suburb DANDENONG NORTH 3175
Period - From 01/04/2017 to 30/06/2017 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 60 FIRST AVENUE, DANDENONG NORTH 3175	\$682,000	16/09/2017
2 29 APEX STREET, DANDENONG NORTH 3175	\$675,000	31/08/2017
3 33 SHALIMAR CRESCENT, DANDENONG NORTH 3175	\$600,000	26/07/2017



OBrien Real Estate