

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Property offered for sale

Address Including suburb and postcode	7/3 Market Street, Dandenong 3175 (1 bed1 bath 1 cars)
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Indicative selling price

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

Single price	\$290,000.00	or range between	\$	&	\$
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Median sale price

Median price		Apartment	Apartment	Suburb	Dandenong
Period - From	1 Aug 2023	to	10 Feb 2024	Source	RP Data

Comparable property sales (*Delete A or B below as applicable)

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

OR

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 12 February 2024