

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	44 Barbara Avenue Dandenong North, 3175
---	---

### Indicative selling price

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

Range between	\$630,000 & \$680,000
---------------	-----------------------

### Median sale price

Median price	\$725,000	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	15-Jan-2024	to	14-Jan-2025	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	2 Erica Street, Dandenong North, Vic 3175	\$625,000	23-Sep-2024
2	13 Illawarra Crescent, Dandenong North, Vic 3175	\$650,000	19-Oct-2024
3	10 Laemmle Street, Dandenong North, Vic 3175	\$680,000	12-Aug-2024

This statement of information was prepared on 16-Jan-2025 at 1:49:06 PM AEDT