

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

6/3-5 Edward Avenue, Dandenong Vic 3175

#### Indicative selling price

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

Range between \$292,000

&

\$320,000

#### Median sale price

Median price \$385,000

House

Unit

X

Suburb

Dandenong

Period - From 01/01/2018

to

31/12/2018

Source

REIV

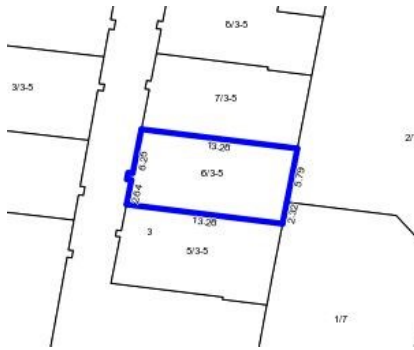
#### Comparable property sales (\*Delete A or B below as applicable)

**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	Price	Date of sale
1	4/139 Princes Hwy DANDENONG 3175	\$343,000	16/11/2018
2	1/5 Herbert St DANDENONG 3175	\$324,900	05/10/2018
3	5/79 Cleeland St DANDENONG 3175	\$295,000	24/01/2019

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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$292,000 - \$320,000

**Median Unit Price**

Year ending December 2018: \$385,000

## Comparable Properties



**4/139 Princes Hwy DANDENONG 3175 (REI/VG)**

**Agent Comments**



**Price:** \$343,000

**Method:** Private Sale

**Date:** 16/11/2018

**Rooms:** 3

**Property Type:** Townhouse (Single)

**1/5 Herbert St DANDENONG 3175 (VG)**

**Agent Comments**



**Price:** \$324,900

**Method:** Sale

**Date:** 05/10/2018

**Rooms:** -

**Property Type:** Car Park/Car Space (Res)



**5/79 Cleeland St DANDENONG 3175 (REI/VG)**

**Agent Comments**



**Price:** \$295,000

**Method:** Private Sale

**Date:** 24/01/2019

**Rooms:** 3

**Property Type:** Unit