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Member of REIV

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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 2/7 Fox Street, Dandenong, Vic, 3175

Including suburb and
postcode

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 \$* 450,000 & \$ 495,000

Median sale price

Median price \$ 375,000 Property Type Unit Suburb Dandenong

Period - From 01/03/2020 to 03/03/2021 Source Price finder

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	4/4 Macpherson street, Dandenong	\$ 465,000	23/03/2020
2	2/15 Frederick Street, Dandenong	\$ 490,000	28/01/2021
3	7/15 Frederick Street, Dandenong	\$ 500,000	02/02/2021

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:

04/03/2021