

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 12 Simpson Drive, Dandenong North, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$530,000 & \$583,000

Median sale price

Median price \$750,000 Property Type House Suburb Dandenong North (3175)
Period - From 01/07/2021 to 30/06/2022 Source pricefinder & Realestate.com.au

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
28 SYLVIA STREET, DANDENONG NORTH VIC 3175	\$590,889	11/07/2022
223 STUD ROAD, DANDENONG NORTH VIC 3175	\$605,000	26/03/2022
10 DIVERA STREET, DANDENONG NORTH VIC 3175	\$580,000	14/04/2022

This Statement of Information was prepared on: 12/07/2022