

## 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  
Including suburb and  
postcode 49/36-40 Hennessy Way, Dandenong North

### Indicative selling price

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

Single price \$\* or range between \$460,000 & \$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$408,000 \*House \*Unit X Suburb Dandenong North

Period - From Jan 2019 to June 2019 Source Core Logic (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	Price	Date of sale
1 1/73 Brady Road, Dandenong North	\$459,500	05 June 2019
2 1/11 Jeffrey Street, Dandenong North	\$455,000	23 April 2019
3 1/8 Boyd Street, Dandenong North	\$480,000	11 May 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.~~

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated 10th June 2019.