



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 & 2/9 Sabine Avenue, DANDENONG NORTH 3175

Unit



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$670,000 - \$720,000**

### Median sale price

Median **Unit** for **DANDENONG NORTH** for period **Mar 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$430,000**

### 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 the most comparable to the property for sale.

**1 & 2/200 Gladstone Road,**  
Dandenong North 3175

**Price \$700,000** Sold 14 July  
2018

**1 & 2/194 Gladstone Road,**  
Dandenong North 3175

**Price \$725,000** Sold 30  
October 2017

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

### Additional Information

No additional comparable properties can be found.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### McLennan Real Estate Pty Ltd

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### Contact agents



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