

Harcourts Rowville

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 **11 Exell Drive, Dandenong North, VIC 3175**

Indicative selling price

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

Range between **\$790,000** & **\$869,000**

Median sale price

Median price **\$726,000** Property type **House** Suburb **Dandenong North**

Period - From **Jul 2023** to **Sep 2023** 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 |
|---|-----------------------------------|-----------|--------------|
|  | 13 Ascot Court, Dandenong North | \$827,000 | 08/11/2023 |
|  | 10 Cordova Court, Dandenong North | \$810,000 | 05/10/2023 |
|  | 18 Lipton Drive, Dandenong North | \$800,000 | 02/09/2023 |

This Statement of Information was prepared on: **22nd November 2023**