

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

11 LIVONIA PLACE Dandenong North, 3175

Indicative selling price

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

Range between \$800,000.00 & \$880,000.00

Median sale price

Median price \$600,000.00 Property Type HOUSE Suburb DANDENONG NORTH

Period - From 01-Dec-2019 to 19-Dec-2019 Source realestate.com

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 most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|--------------|--------------|
| 1 | 173 Outlook Drive Dandenong North | \$809,000.00 | 21-Dec-2019 |
| 2 | 7 Roslyn Crt Dandenong North | \$752,333.00 | 01-Feb-2020 |
| 3 | 9 Hawdon Street Dandenong North | \$665,000.00 | 18-Jan-2020 |

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