

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	8/1 Maurice Street Dandenong, 3175
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Indicative selling price

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

Range between	\$580,000 & \$610,000
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Median sale price

Median price	\$692,500	Property Type	TOWNHOUSE	Suburb	DANDENONG
Period - From	30-May-2022	to	29-May-2023	Source	REA

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	89B Hammond Road, Dandenong, Vic 3175	\$630,000	30-Mar-2023
2	3 Jacks Place, Dandenong, Vic 3175	\$590,000	15-Dec-2022
3	4 Jacks Place, Dandenong, Vic 3175	\$610,000	12-May-2023

This statement of information was prepared on 09-Jun-2023 at 11:43:18 PM EST