

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/18 Hughes Crescent Dandenong North, 3175
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### Indicative selling price

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

Range between	\$440,000 & \$484,000
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### Median sale price

Median price	\$485,000	Property Type	UNIT	Suburb	DANDENONG NORTH
Period - From	31-Jul-2022	to	30-Jul-2023	Source	realestate.com.au

### 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	2 Jillian St, Dandenong North	\$480,000	23-May-2023
2	2/30 First Ave, Dandenong North	\$484,000	11-Feb-2023
3	2/8 Coleman Crt, Dandenong North	\$475,666	10-Jan-2023

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