

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 Including suburb and postcode	3/12 Brady Road, Dandenong North Vic 3175
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$510,000"/>	Property Type	<input type="text" value="Unit"/>	Suburb	<input type="text" value="Dandenong North"/>
Period - From	<input type="text" value="15/03/2023"/>	to	<input type="text" value="14/03/2024"/>	Source	<input type="text" value="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
1	1/13 Second Av DANDENONG NORTH 3175	\$435,000	28/09/2023
2	5/1 Rhoden Ct DANDENONG NORTH 3175	\$412,000	02/12/2023
3	5/12 Rhoden Ct DANDENONG NORTH 3175	\$405,000	29/09/2023

OR

~~**B*** 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.~~

This Statement of Information was prepared on: