

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 76 Somerset Drive, Dandenong North, VIC 3175

Indicative selling price

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

Price Range \$900,000 & \$950,000

Median sale price

Median price \$735,000 Property Type House Suburb Dandenong North (3175)
Period - From 01/04/2021 to 31/03/2022 Source pricefindr

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
7 WESTMINSTER AVENUE, DANDENONG NORTH VIC 3175	\$920,000	26/12/2021
2 ASHBY DRIVE, DANDENONG NORTH VIC 3175	\$950,000	13/12/2021
24 WARANGA STREET, DANDENONG NORTH VIC 3175	\$902,000	18/11/2021

This Statement of Information was prepared on: 09/04/2022