

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 33 Shalimar Crescent, Dandenong North Vic 3175

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$590,000

House X

Suburb Dandenong North

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
101 Mcfees Rd DANDENONG NORTH 3175	\$641,000	20/05/2017
110 Gladstone Rd DANDENONG NORTH 3175	\$627,000	01/07/2017
9 Austin CI NOBLE PARK NORTH 3174	\$625,500	10/06/2017