



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/7 Ross Street,  
DANDENONG 3175**

### Indicative selling price

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

**Range \$360,000 - \$396,000**

### Median sale price

Median **House** for **DANDENONG** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$590,000**

### 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 the most comparable to the property for sale.

**1/11 Carroll Avenue,**  
Dandenong 3175

Price **\$410,000** Sold 26 July  
2019

**1/11 Jeffrey Street,**  
Dandenong North 3175

Price **\$455,000** Sold 23 April  
2019

**1/8 Boyd Street,**  
Dandenong North 3175

Price **\$480,000** Sold 10 May  
2019

This Statement of Information was prepared on 20th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### McLennan Real Estate Pty Ltd

First floor, 126 Walker Street,  
Dandenong VIC 3175

### Contact agents



**John Ratnam**

03 9791 5922  
0414 556 517

[j.ratnam@mcLennanrealestate.com.au](mailto:j.ratnam@mcLennanrealestate.com.au)

