

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

4/8 Stanley Street, Dandenong Vic 3175

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$565,000

House X

Suburb Dandenong

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
807/80 Cheltenham Rd DANDENONG 3175	\$390,000	20/02/2016
2/91 Pultney St DANDENONG 3175	\$370,000	27/05/2016
1/1 Clement St DANDENONG 3175	\$360,000	27/05/2016