

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

38 Francesco Drive Dandenong North, 3175

Indicative selling price

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

Range between \$760,000.00 & \$810,000.00

Median sale price

Median price \$710,000.00 Property Type HOUSE - 4 BEDROOM Suburb DANDENONG NORTH

Period - From 04-Nov-2019 to 02-Nov-2020 Source REA

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19 Bellbrook Drive, Dandenong North, Vic 3175	\$791,000.00	11-Jul-2020
2	14 Mark Court, Dandenong North, Vic 3175	\$785,000.00	09-Sep-2020
3	42 McKeon Circuit, Dandenong North, Vic 3175	\$805,000.00	22-Jun-2020

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