



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3/44 Pickett 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 \$270,000 - \$290,000**

### Median sale price

Median **Unit** for **DANDENONG** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$343,000**

### 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.

**1/8 Hutton Street,**  
Dandenong 3175

Price **\$273,500** Sold 21  
August 2019

**1/19 Potter Street,**  
Dandenong 3175

Price **\$290,000** Sold 14  
August 2019

**10/44 Pickett Street,**  
Dandenong 3175

Price **\$268,500** Sold 15 July  
2019

This Statement of Information was prepared on 17th 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

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### Contact agents



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