



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1 Emu Court,
DANDENONG NORTH 3175**

House



3 beds



1 baths



2 parking

Indicative selling price

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

Range \$700,000 - \$750,000

Median sale price

Median **House** for **DANDENONG NORTH** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$600,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

46 Murray Road,
Dandenong North 3175

Price **\$765,000** Sold 30
August 2019

34 Exell Road,
Dandenong North 3175

Price **\$700,000** Sold 04 July
2019

15 Francesco Drive,
Dandenong North 3175

Price **\$720,000** Sold 27 June
2019

This Statement of Information was prepared on 9th Oct 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.

Ray White Glen Waverley

169 Coleman Parade,
Glen Waverley VIC 3150

Contact agents



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