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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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#### PROPERTY OFFERED FOR SALE

**4/22 Birdwood Avenue, Dandenong, VIC 3175**

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#### INDICATIVE SELLING PRICE

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

**Single Price \$490,000**

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#### MEDIAN SALE PRICE

**Median price \$470,000 | House | Dandenong (3175)**

**Period - From 8 January 2018 to 13 April 2018 | Source - [www.realestate.com.au](http://www.realestate.com.au)**

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#### 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
<b>8/88 PRINCES HIGHWAY, DANDENONG VIC 3175</b>	<b>\$565,000</b>	<b>19/03/2018</b>
<b>6/88 PRINCES HIGHWAY, DANDENONG VIC 3175</b>	<b>\$510,000</b>	<b>02/02/2018</b>
<b>3/59 WILMA AVENUE, DANDENONG VIC 3175</b>	<b>\$450,000</b>	<b>08/01/2018</b>