

# 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

3 Jillian Street Dandenong North, 3175

## Indicative selling price

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

Range between \$690,000.00 & \$740,000.00

## Median sale price

Median price \$666,750.00 Property Type HOUSE Suburb DANDENONG NORTH

Period - From  to  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	154 Mcfees Road, Dandenong North, Vic 3175	\$710,000.00	20-Oct-2021
2	52 Shalimar Crescent, Dandenong North, Vic 3175	\$740,000.00	12-Oct-2021
3	5 Rose Avenue, Dandenong North, Vic 3175	\$738,000.00	07-Oct-2021

This statement of information was prepared on 25-Nov-2021 at 11:54:38 AM EST