

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

6 Griffiths Court, DANDENONG NORTH, VIC, 3175

Indicative selling price

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

Single price

\$ 640,000

or range between

\$

&

\$

Median sale price

Median price

\$

House

Unit

Suburb

DANDENONG NORTH

Period - From

01/06/2017

to

01/06/2018

Source

APM PriceFinder

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 49 TITCHER ROAD, NOBLE PARK NORTH VIC 3174	\$ 673,500	16/03/2018
2 13 LEESIDE STREET, DANDENONG NORTH VIC 3175	\$ 638,000	11/02/2018
33 MOSIG COURT, NOBLE PARK NORTH VIC 3174	\$ 601,000	07/02/2018