



## 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)

72 Boyd 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)

Single Price

or range between

\$620,000

&

\$670,000

### Median sale price

Median price

\$715,000

Property type

House

Suburb

Dandenong North, 3175

Period from

30/06/2017

to

08/07/2018

Source

RP Data Pty Ltd trading as CoreLogic

### Comparable property sale

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

45 Sylvia Street, DANDENONG NORTH, 3175 Victoria

\$656,000

24/05/2018

25 Mcfees Road, DANDENONG NORTH, 3175 Victoria

\$650,000

10/02/2018

88 Gladstone Road, DANDENONG NORTH, 3175 Victoria

\$655,500

21/04/2018