

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 36 Barbara Avenue, DANDENONG NORTH VIC 3175

Indicative selling price

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

Between \$500,000 & \$550,000

Median sale price

Median price \$607,500 House ☒ Suburb ☐ Dandenong North VIC 3175
Period - From 23 Oct 2018 to 16 April 2019 Source Rp Data - Corelogic

Comparable property sales

A* 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
3 Rosemont Court, DANDENONG NORTH VIC 3175	\$541,000	31 Oct 2018
1 Gardiner Avenue, DANDENONG NORTH VIC 3175	\$535,000	13 Feb 2019
19 Liege Avenue, DANDENONG NORTH VIC 3175	\$540,000	23 Oct 2018

Property data source: RP Data - Corelogic. Generated on 16 April 2019.