

## 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 5 LYNDAL COURT DANDENONG NORTH

### Indicative selling price,

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*580,000 & \$\*638,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 607,500 \*House X \*Unit Suburb DANDENONG NORTH

Period - From OCT 2018 to MARCH 2019 Source CoreLogic (RP Data)

### Comparable property sales (\*Delete A or B below as applicable)

**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
1. 16 MIRBOO STREET DANDENONG NORTH	\$610,000	21/02/19
2. 16 EASTON COURT DANDENONG NORTH	\$615,000	03/12/18
3. 3 BINYA COURT DANDENONG NORTH	\$590,000	07/02/19

OR \$

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 2<sup>ND</sup> APRIL 2019.