

# 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 17/A Third Avenue, DANDENONG NORTH, VIC, 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 \$ 455,000 & \$ 495,000

### Median sale price

Median price \$ 450,000 House  Unit  Suburb DANDENONG NORTH

Period - From 01/03/2018 to 01/03/2019 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
4 CYPRESS GROVE, DANDENONG NORTH VIC 3175	\$ 452,000	19/11/2018
21 SHEALES STREET, DANDENONG VIC 3175	\$ 385,000	25/04/2019
2 BORONIA AVENUE, DANDENONG NORTH VIC 3175	\$ 505,000	25/12/2018