



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 23 Francesco Drive, DANDENONG NORTH 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$680,000 -  
\$740,000**

### Median sale price

Median **House** for **DANDENONG NORTH** for period **Apr 2017 - Jun 2017**  
Sourced from **REIV**.

**\$630,500**

### 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 the most comparable to the property for sale.

**59 Outlook Dr,** Price **\$720,000** Sold 20 May 2017  
Dandenong North 3175

**16 Fillmore Road,** Price **\$720,000** Sold 30 March 2017  
Dandenong North 3175

**2 First Av,** Price **\$700,000** Sold 04 July 2017  
Dandenong North 3175

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

3 beds

1 baths

3 parking

### Contact agents

 Amit Kumar

03 9795 8889

0406 303 845

[amit@boutiqueestate.com.au](mailto:amit@boutiqueestate.com.au)



**Boutique Estate Agency**

Shop 12, 46 Outlook Drive,  
Dandenong North VIC 3175