

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 59 Potter Street, Dandenong 3175

Indicative selling price

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

Single price \$* or range between \$880,00 & \$960,000

Median sale price

(*Delete house or unit as applicable)

Median price \$598,500 *House X *Unit Suburb Dandenong

Period - From July 2017 to December 2017 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.) 43 Ann Street, Dandenong (827m2)	\$899,000	21/11/17
2.) 27A King Street, Dandenong (740m2)	\$980,000	24/11/17
3.) 4 Eckford Street, Dandenong (727m2)	\$855,000	5/11/17

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 16th January 2018