

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1537 Heatherton Rd , 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 \$700, 000 & \$760, 000

### Median sale price

Median price \$745,000 Property type *house* Suburb Dandenong Nth

Period - From 1/24 to 06/24 Source Pricefinder

### 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
1371 Heatherton Rd Dandenong Nth	\$700,000	03/05/24
1569 Heatherton Rd Dandenong Nth	\$736,000	29/06/24
26 Barbara Ave, Dandenong Nth	\$760,000	29/06/24

This Statement of Information was prepared on: 01/07/24