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	6 Crawford Avenue, Dandenong North, Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $580,000 & $630,000

Median sale price

Median price	$785,000	Property type	*House*	Suburb	Dandenong North
Period - From	01/11/2023	to	31/01/2024	Source	PropTrack

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
113 Gladstone Road, Dandenong North, VIC 3175	$640,000	14/02/2024
2/7 Hughes Crescent, Dandenong North, VIC 3175	$620,000	29/12/2023
20 Alma Crescent, Noble Park, VIC 3174	$600,000	30/10/2023

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.~~

This Statement of Information was prepared on: 27/02/2024