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	40 Outlook Drive, Dandenong North

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	$675,000	&	$742,500

Median sale price

(*Delete house or unit as applicable)

Median price	$705,000	*House	X	*Unit		Suburb	Dandenong North
Period - From	01/10/2017	to	31/12/2017			Source	REIV

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: 29 Apex Street, Dandenong North	$675,000	30/10/2017
2: 33 Sherwood Crescent, Dandenong North	$718,000	25/11/2017
3: 131 Brady Road, Dandenong North	$723,000	18/11/201

OR

B*