# 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

28 Exell Drive Dandenong North, 3175

### Indicative selling price

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

Range between $1,050,000.00 & $1,150,000.00

### Median sale price

Median price $748,000.00 Property Type HOUSE Suburb DANDENONG NORTH

Period - From 17-Jul-2021 to 17-Dec-2021 Source REIV

### 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 most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 17 Wingham Street, Dandenong North | $1,200,000.00 | 01-Dec-2021 |
| 2 | 12 Exell Dve, Dandenong North | $1,100,000.00 | 01-Oct-2021 |
| 3 | 5 Ovens Court, Dandenong North | $1,000,000.00 | 01-Nov-2021 |

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