

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 | 10 Exell Drive Dandenong North, 3175 |
|---|--------------------------------------|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$720,000 & \$770,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|-----------------|
| Median price | \$686,000 | Property Type | HOUSE | Suburb | DANDENONG NORTH |
| Period - From | 27-Jul-2022 | to | 26-Jul-2023 | Source | REA |

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 | 40 Illawara Crescent, Dandenong North, Vic 3175 | \$770,000 | 18-Mar-2023 |
| 2 | 31 Boronia Avenue, Dandenong North, Vic 3175 | \$745,000 | 15-May-2023 |
| 3 | 17 Burchall Grove, Dandenong North, Vic 3175 | \$750,000 | 09-Jun-2023 |

This statement of information was prepared on 26-Jul-2023 at 4:42:24 PM EST