

# 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

17 Connell Lane, Dandenong Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$616,000

### Median sale price

Median price

\$603,000

Property Type

Townhouse

Suburb

Dandenong

Period - From

18/03/2023

to

17/03/2024

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	10 Rodwell St DANDENONG 3175	\$605,000	13/12/2023
2	31a Birdwood Av DANDENONG 3175	\$604,000	22/12/2023
3	8 Weller St DANDENONG 3175	\$585,000	29/01/2024

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:

18/03/2024 17:33