

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

54 Neasham Drive, Dandenong North VIC 3175

Indicative selling price

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

Single Price / Range

\$600,000 - \$660,000

Median sale price

Median price

\$651,800

*House *Unit


Suburb

Dandenong North

Period - From

01 October 2017 to 31 December 2017

Source



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. 29 Aberdeen Drive, Dandenong North	\$638,000	8/12/2017
2. 4 Bunarong Court, Dandenong North	\$645,000	7/10/2017
3. 8 Efron Street, Dandenong North	\$652,000	8/01/2018