



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Madison Avenue, DANDENONG NORTH 3175

### Indicative selling price

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

**Range \$780,000 - \$858,000**

### Median sale price

Median **House** for **DANDENONG NORTH** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

**\$700,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3 Nordic Rd,**  
Dandenong North 3175

Price **\$784,800** Sold 21  
October 2017

**6 Yarra Ct,**  
Dandenong North 3175

Price **\$821,500** Sold 16  
December 2017

**119 Tiverton Dr,**  
Mulgrave 3170

Price **\$856,000** Sold 11  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Boutique Estate Agency

Shop 12, 46 Outlook Drive,  
Dandenong North VIC 3175

#### Contact agents



Steve Marolda

03 9795 8889  
0407 313 558

[steve@boutiqueestate.com.au](mailto:steve@boutiqueestate.com.au)

