

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	11/6-10 Close Avenue Dandenong, 3175
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Indicative selling price

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

Range between	\$295,000 & \$315,000
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Median sale price

Median price	\$349,500	Property Type	APARTMENT	Suburb	DANDENONG
Period - From	01-Nov-2022	to	31-Oct-2023	Source	realestate.com.au

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	9/153 Princes Hwy, Dandenong	\$300,000	23-Nov-2023
2	12/24 Rodd St, Dandenong	\$300,000	28-Oct-2023
3	7/81-83 Potter St, Dandenong	\$315,000	26-Sep-2023

This statement of information was prepared on 21-Dec-2023 at 3:15:54 PM EST