

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

6/30-32 NICOLE AVENUE DANDENONG NORTH VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

2/1 KANDRA STREET DANDENONG NORTH VIC 3175	\$421,500	29-Apr-24
3/12 BRADY ROAD DANDENONG NORTH VIC 3175	\$422,000	28-Mar-24
1/4 RHODEN COURT DANDENONG NORTH VIC 3175	\$447,500	09-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 03 August 2024



2/1 KANDRA STREET DANDENONG Sold Price
NORTH VIC 3175

\$421,500 Sold Date **29-Apr-24**

2 1 -

Distance **1.12km**



3/12 BRADY ROAD DANDENONG Sold Price
NORTH VIC 3175

\$422,000 Sold Date **28-Mar-24**

2 1 -

Distance **1.73km**



1/4 RHODEN COURT DANDENONG Sold Price
NORTH VIC 3175

\$447,500 Sold Date **09-Mar-24**

2 1 -

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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