

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

1/42 FIRST 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/16 THIRD AVENUE DANDENONG NORTH VIC 3175	\$495,000	27-May-22
1/5 ERICA STREET DANDENONG NORTH VIC 3175	\$520,000	01-Jul-22
2/18 THIRD AVENUE DANDENONG NORTH VIC 3175	\$540,000	04-Apr-22

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: 15 July 2022



**1/16 THIRD AVENUE DANDENONG
NORTH VIC 3175**

2 1 2

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **27-May-22**

Distance **0.31km**



**1/5 ERICA STREET DANDENONG
NORTH VIC 3175**

2 1 2

Sold Price ^{RS} **\$520,000** Sold Date **01-Jul-22**

Distance **0.54km**



**2/18 THIRD AVENUE DANDENONG
NORTH VIC 3175**

2 1 1

Sold Price **\$540,000** Sold Date **04-Apr-22**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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