

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/5 Carroll Avenue Dandenong, 3175
---	------------------------------------

### Indicative selling price

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

Range between	\$405,000 & \$429,000
---------------	-----------------------

### Median sale price

Median price	\$373,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Oct-2023	to	29-Sep-2024	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	72/20 Roberta St, Dandenong	\$415,000	26-Sep-2024
2	3/37 Bruce St, Dandenong	\$408,000	05-Sep-2024
3	5/97 McCrae St, Dandenong	\$390,000	30-Aug-2024

This statement of information was prepared on 15-Jan-2025 at 4:11:36 PM AEDT