

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

3/19 Close Avenue Dandenong 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2020

to

30 Nov 2021

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

4/6-10 Close Avenue Dandenong VIC 3175	\$317,000	21-Oct-21
3/3 Close Avenue Dandenong VIC 3175	\$295,000	21-May-21
6/9 McFarlane Crescent Dandenong VIC 3175	\$345,000	26-Oct-21

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: 01 December 2021


4/6-10 Close Avenue Dandenong VIC 3175

Sold Price

^{RS}
\$317,000

Sold Date

21-Oct-21
 2

 1

 1

Distance

0.09km

3/3 Close Avenue Dandenong VIC 3175

Sold Price

\$295,000

Sold Date

21-May-21
 2

 1

 1

Distance

0.15km

6/9 McFarlane Crescent Dandenong VIC 3175

Sold Price

^{RS}
\$345,000

Sold Date

26-Oct-21
 2

 1

 1

Distance

0.44km
RS = Recent sale

UN = Undisclosed Sale

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