

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

21/3 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,750

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2019

to

30 Apr 2020

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

8/2-4 Hutton Street Dandenong VIC 3175	\$290,000	29-Dec-19
17/1-3 Herbert Street Dandenong VIC 3175	\$285,000	28-Feb-20
2/7 James Street Dandenong VIC 3175	\$297,000	08-Oct-19

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: 07 May 2020

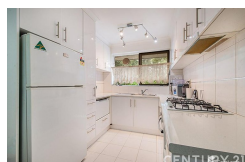
Linda Rusi

M 0434 728 935

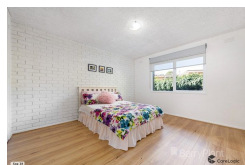
E lindar@remax.com.au

**8/2-4 Hutton Street Dandenong
VIC 3175**

2 1 1

Sold Price **\$290,000** Sold Date **29-Dec-19**Distance **0.45km****17/1-3 Herbert Street Dandenong
VIC 3175**

2 1 1

Sold Price **\$285,000** Sold Date **28-Feb-20**Distance **0.61km****2/7 James Street Dandenong VIC
3175**

2 1 1

Sold Price **\$297,000** Sold Date **08-Oct-19**Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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