

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

3/22 Canberra 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$381,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2019

to

31 Oct 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

6/49-51 Hammond Road Dandenong VIC 3175	\$395,000	21-Jul-20
2/90 Clow Street Dandenong VIC 3175	\$390,000	19-Oct-20
1/136-138 Stud Road Dandenong VIC 3175	\$375,000	24-Jun-20

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: 12 November 2020



**6/49-51 Hammond Road
Dandenong VIC 3175**

 2  1  2

Sold Price **\$395,000** Sold Date **21-Jul-20**

Distance **0.24km**



**2/90 Clow Street Dandenong VIC
3175**

 2  1  1

Sold Price ^{RS} **\$390,000** Sold Date **19-Oct-20**

Distance **1.99km**



**1/136-138 Stud Road Dandenong
VIC 3175**

 2  1  2

Sold Price **\$375,000** Sold Date **24-Jun-20**

Distance **2.86km**

RS = Recent sale

UN = Undisclosed Sale

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