

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

2/18-20 Wilma 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 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

2/7 Seventh Avenue Dandenong VIC 3175	\$450,000	03-Jul-21
1/22 James Street Dandenong VIC 3175	\$542,000	01-Sep-21
2/19 Robert Street Dandenong VIC 3175	\$560,000	24-Jun-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: 21 October 2021



2/7 Seventh Avenue Dandenong VIC 3175

2 2 1

Sold Price **\$450,000** Sold Date **03-Jul-21**

Distance **0.38km**



1/22 James Street Dandenong VIC 3175

2 2 1

Sold Price ^{RS} **\$542,000** Sold Date **01-Sep-21**

Distance **0.81km**



2/19 Robert Street Dandenong VIC 3175

2 2 1

Sold Price **\$560,000** Sold Date **24-Jun-21**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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