

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

11/6-10 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2021

to

31 Oct 2022

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

3/16-18 CLOSE AVENUE DANDENONG VIC 3175	\$310,100	24-Aug-22
9/6-10 CLOSE AVENUE DANDENONG VIC 3175	\$320,000	01-Sep-22
2/16-18 CLOSE AVENUE DANDENONG VIC 3175	\$280,000	10-Jun-22

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: 24 November 2022



**3/16-18 CLOSE AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$310,100

Sold Date **24-Aug-22**

Distance

0.07km



**9/6-10 CLOSE AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$320,000

Sold Date **01-Sep-22**

Distance

0km



**2/16-18 CLOSE AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$280,000

Sold Date **10-Jun-22**

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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