

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

2/7 Seventh 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

\$435,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

47A King Street Dandenong VIC 3175	\$450,000	01-Mar-21
2/55-57 Hammond Road Dandenong VIC 3175	\$465,000	10-May-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: 30 June 2021


47A King Street Dandenong VIC 3175

 2
  2
  1

Sold Price

\$450,000

Sold Date

01-Mar-21

Distance

1.57km

2/55-57 Hammond Road Dandenong VIC 3175

 2
  2
  1

Sold Price

\$465,000

Sold Date

10-May-21

Distance

2km
RS = Recent sale

UN = Undisclosed Sale

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