

## 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

1/11 PINWOOD AVENUE, DANDENONG NORTH VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/11 HOLOHAN PLACE DANDENONG NORTH VIC 3175	\$641,000	23-Jan-24
6 CRAWFORD AVENUE DANDENONG NORTH VIC 3175	\$680,000	09-Mar-24

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 March 2024



**1/11 HOLOHAN PLACE  
 DANDENONG NORTH VIC 3175**

 3  1  2

Sold Price <sup>RS</sup> **\$641,000** Sold Date **23-Jan-24**

Distance **1.6km**



**6 CRAWFORD AVENUE  
 DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price <sup>RS</sup> **\$680,000** Sold Date **09-Mar-24**

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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