

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

2/2 MELBE CRESCENT 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2021

to

30 Apr 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

4/47 WILMA AVENUE DANDENONG VIC 3175	\$530,000	19-Mar-22
3/47 WILMA AVENUE DANDENONG VIC 3175	\$510,000	22-Mar-22
2/15 VIZARD STREET DANDENONG VIC 3175	\$497,000	09-May-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 May 2022



4/47 WILMA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **\$530,000** Sold Date **19-Mar-22**

Distance **1.06km**



3/47 WILMA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **22-Mar-22**

Distance **1.05km**



2/15 VIZARD STREET DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$497,000** Sold Date **09-May-22**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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