

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 SECOND AVENUE DANDENONG NORTH 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 May 2023

to

30 Apr 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

2/26 MCKEON CIRCUIT DANDENONG NORTH VIC 3175	\$695,000	16-Apr-24
3/18 LATHAM CRESCENT DANDENONG NORTH VIC 3175	\$673,000	12-Feb-24
4/109-111 MCFEES ROAD DANDENONG NORTH VIC 3175	\$680,000	18-Nov-23

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: 06 May 2024

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**2/26 MCKEON CIRCUIT
DANDENONG NORTH VIC 3175** 3  2  2Sold Price ^{RS} **\$695,000** ^{UN} Sold Date **16-Apr-24**Distance **0.91km****3/18 LATHAM CRESCENT
DANDENONG NORTH VIC 3175** 3  2  1Sold Price ^{RS} **\$673,000** Sold Date **12-Feb-24**Distance **0.86km****4/109-111 MCFEES ROAD
DANDENONG NORTH VIC 3175** 3  2  1Sold Price **\$680,000** Sold Date **18-Nov-23**Distance **1.5km****RS** = Recent sale**UN** = Undisclosed Sale

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