

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

1/57 WILMA 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/33 JONES ROAD DANDENONG VIC 3175	\$600,000	02-Jan-25
21 PURDY AVENUE DANDENONG VIC 3175	\$630,000	06-Feb-25
1/32 BRUCE STREET DANDENONG VIC 3175	\$605,000	27-Nov-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: 24 February 2025



**2/33 JONES ROAD DANDENONG
 VIC 3175**

 3  1  2

Sold Price **\$600,000** Sold Date **02-Jan-25**

Distance **0.25km**



**21 PURDY AVENUE DANDENONG
 VIC 3175**

 3  1  1

Sold Price ^{RS} **\$630,000** Sold Date **06-Feb-25**

Distance **0.26km**



**1/32 BRUCE STREET DANDENONG
 VIC 3175**

 3  1  2

Sold Price **\$605,000** Sold Date **27-Nov-24**

Distance **1.48km**

RS = Recent sale UN = Undisclosed Sale

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