

## 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

1/9 PARKVIEW CLOSE DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 2023

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

1/17 PARKVIEW CLOSE DANDENONG VIC 3175	\$390,000	15-Mar-23
7/64-66 STUD ROAD DANDENONG VIC 3175	\$400,000	20-Feb-23
2/13 PARKVIEW CLOSE DANDENONG VIC 3175	\$485,000	25-Apr-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: 19 May 2023



**1/17 PARKVIEW CLOSE  
DANDENONG VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **\$390,000** Sold Date **15-Mar-23**

Distance **0.07km**



**7/64-66 STUD ROAD DANDENONG  
VIC 3175**

 2  1  1

Sold Price

**\$400,000** Sold Date **20-Feb-23**

Distance **0.63km**



**2/13 PARKVIEW CLOSE  
DANDENONG VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **\$485,000** Sold Date **25-Apr-23**

Distance **0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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