

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21A Oakwood Avenue Dandenong North, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$410,000 & \$450,000
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Median sale price

Median price	\$630,000	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	29-Nov-2022	to	28-Nov-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	2/67 Oakwood Avenue Noble Park North VIC 3174	\$440,000	02-Jun-2023
2	1/13 Second Avenue, Dandenong North, Vic 3175	\$435,000	28-Sep-2023
3	2/18 Hughes Crescent Dandenong North VIC 3175	\$466,500	14-Jun-2023

This statement of information was prepared on 19-Dec-2023 at 1:04:50 PM EST