

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/13 Wilma Avenue, Dandenong, VIC 3175

Indicative selling price

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

Price Range

\$575,000

&

\$610,000

Median sale price

Median price

\$409,000

Property Type

House

Suburb

Dandenong (3175)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
14 STANLEY STREET, DANDENONG VIC 3175	\$615,000	18/01/2022
24 BIRDWOOD AVENUE, DANDENONG VIC 3175	\$615,000	21/12/2021
1/19 WILMA AVENUE, DANDENONG VIC 3175	\$555,000	27/01/2021

This Statement of Information was prepared on: 04/05/2022