

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

1/7 Third 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

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/1 Rhoden Court Dandenong North VIC 3175	\$391,000	07-Dec-20
1/1 Second Avenue Dandenong North VIC 3175	\$400,000	06-Aug-20
2/18 Third Avenue Dandenong North VIC 3175	\$430,000	05-May-20

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.~~

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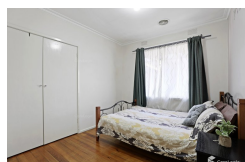
**1/1 Rhoden Court Dandenong North
VIC 3175**

Sold Price

^{RS} **\$391,000** Sold Date **07-Dec-20**

2 1 1

Distance **0.11km**



**1/1 Second Avenue Dandenong
North VIC 3175**

Sold Price

\$400,000 Sold Date **06-Aug-20**

2 1 2

Distance **0.11km**



**2/18 Third Avenue Dandenong
North VIC 3175**

Sold Price

\$430,000 Sold Date **05-May-20**

2 1 1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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