

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

1/16 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/18 THIRD AVENUE DANDENONG NORTH VIC 3175	\$540,000	11-Apr-22
1/28 VICTOR AVENUE DANDENONG NORTH VIC 3175	\$570,000	20-Dec-21
1/1 CENTRAL AVENUE DANDENONG NORTH VIC 3175	\$530,000	20-Jul-21

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: 21 April 2022



2/18 THIRD AVENUE DANDENONG NORTH VIC 3175

Sold Price

^{RS}
\$540,000

Sold Date

11-Apr-22


2

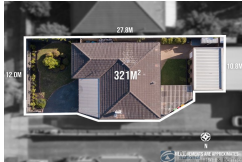


1



1

Distance

0.03km


1/28 VICTOR AVENUE DANDENONG NORTH VIC 3175

Sold Price

^{RS}
\$570,000

Sold Date

20-Dec-21


2



1



1

Distance

0.15km


1/1 CENTRAL AVENUE DANDENONG NORTH VIC 3175

Sold Price

\$530,000

Sold Date

20-Jul-21


3



-



2

Distance

0.18km
RS = Recent sale

UN = Undisclosed Sale

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