

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

2/40 Wilma Avenue Dandenong 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,750

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2019

to

30 Apr 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

| | | |
|---------------------------------------|-----------|-----------|
| 3/31A Wilma Avenue Dandenong VIC 3175 | \$535,000 | 12-Mar-20 |
| 3/31A Wilma Avenue Dandenong VIC 3175 | \$535,000 | 12-Mar-20 |
| 2/16 Gwenda Street Dandenong VIC 3175 | \$540,000 | 13-Jan-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.~~

This Statement of Information was prepared on: 06 May 2020



**3/31A Wilma Avenue Dandenong
VIC 3175**

 3  2  -

Sold Price

\$535,000

Sold Date

12-Mar-20

Distance

0.2km



 3  2  2

Sold Price

Sold Date

12-Mar-20

Distance

0.21km



**2/16 Gwenda Street Dandenong
VIC 3175**

 3  2  2

Sold Price

\$540,000

Sold Date

13-Jan-20

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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