

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

1/29 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

or range
between

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

5/11 NEW STREET DANDENONG VIC 3175	\$488,000	30-Jan-25
1/12 WILLIAM AVENUE DANDENONG VIC 3175	\$450,000	31-Dec-24

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: 27 February 2025



**5/11 NEW STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

^{RS} **\$488,000**

Sold Date **30-Jan-25**

Distance **1.83km**



**1/12 WILLIAM AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$450,000

Sold Date **31-Dec-24**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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