

## 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

5/1 Carroll Avenue Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$260,000

&

\$286,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/57 Clow Street Dandenong VIC 3175	\$275,000	03-Sep-21
3/52 Scott Street Dandenong VIC 3175	\$281,000	04-Jul-21
2/21 Potter Street Dandenong VIC 3175	\$284,000	20-Aug-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: 29 September 2021



**1/57 Clow Street Dandenong VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **\$275,000**

Sold Date

**03-Sep-21**

Distance

**0.68km**



**3/52 Scott Street Dandenong VIC 3175**

 2  1  1

Sold Price

**\$281,000**

Sold Date

**04-Jul-21**

Distance

**1.35km**



**2/21 Potter Street Dandenong VIC 3175**

 2  1  1

Sold Price

**\$284,000**

Sold Date

**20-Aug-21**

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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