

## 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

1/1 Central Avenue Dandenong North 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2020

to

30 Jun 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

4/259-271 Stud Road Dandenong North VIC 3175	\$545,000	07-Apr-21
59/12 Halifax Street Dandenong VIC 3175	\$556,000	31-Mar-21
2/20 Crawford Avenue Dandenong North VIC 3175	\$535,000	13-Feb-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: 15 July 2021

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**4/259-271 Stud Road Dandenong North VIC 3175**

Sold Price

**\$545,000**

Sold Date

**07-Apr-21**

3

1

1

Distance

**1.55km**



**59/12 Halifax Street Dandenong VIC 3175**

Sold Price

**\$556,000**

Sold Date

**31-Mar-21**

3

1

2

Distance

**1.84km**



**2/20 Crawford Avenue Dandenong North VIC 3175**

Sold Price

**\$535,000**

Sold Date

**13-Feb-21**

3

1

2

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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