

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

3/9 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2021

to

31 Dec 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

1/3 Purdy Avenue Dandenong VIC 3175	\$475,000	29-Sep-21
2/88 Scott Street Dandenong VIC 3175	\$451,000	18-Dec-21
3/21 Hemmings Street Dandenong VIC 3175	\$440,000	01-Dec-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: 18 January 2022



1/3 Purdy Avenue Dandenong VIC 3175

Sold Price

\$475,000

Sold Date

29-Sep-21

3

1

1

Distance

0.24km



2/88 Scott Street Dandenong VIC 3175

Sold Price

^{RS} **\$451,000**

Sold Date

18-Dec-21

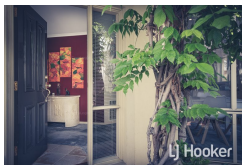
2

1

1

Distance

0.41km



3/21 Hemmings Street Dandenong VIC 3175

Sold Price

^{RS} **\$440,000**

Sold Date

01-Dec-21

2

1

1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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