

## 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

12 MORWELL 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 2024

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

9 TRENDE STREET DANDENONG VIC 3175	\$750,000	10-Jul-24
8 CAROLINE STREET DANDENONG VIC 3175	\$690,000	01-Aug-24
67 WILMA AVENUE DANDENONG VIC 3175	\$730,000	18-Nov-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: 10 December 2024

**9 TRENDE STREET DANDENONG  
VIC 3175**

3 1 2

Sold Price

**\$750,000**

Sold Date

**10-Jul-24**

Distance

**1.97km****8 CAROLINE STREET DANDENONG  
VIC 3175**

3 1 1

Sold Price

**\$690,000**

Sold Date

**01-Aug-24**

Distance

**1.91km****67 WILMA AVENUE DANDENONG  
VIC 3175**

3 1 1

Sold Price

**<sup>RS</sup>\$730,000**

Sold Date

**18-Nov-24**

Distance

**1.96km****RS** = Recent sale**UN** = Undisclosed Sale

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