

## 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

2/18 THIRD 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

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/47 LOCH ROAD DANDENONG NORTH VIC 3175   | \$485,300 | 22-Sep-21 |
| 4 DUNEARN ROAD DANDENONG NORTH VIC 3175   | \$540,000 | 07-Feb-22 |
| 1/32 BOYD STREET DANDENONG NORTH VIC 3175 | \$520,000 | 18-Nov-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: 24 March 2022



**1/47 LOCH ROAD DANDENONG  
NORTH VIC 3175**

2 1 1

Sold Price **\$485,300** Sold Date **22-Sep-21**

Distance **1.24km**



**4 DUNEARN ROAD DANDENONG  
NORTH VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$540,000** Sold Date **07-Feb-22**

Distance **1.53km**



**1/32 BOYD STREET DANDENONG  
NORTH VIC 3175**

2 1 1

Sold Price **\$520,000** Sold Date **18-Nov-21**

Distance **1.47km**

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

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