

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

1/12 WILLIAM 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

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

2/82 KIRKHAM ROAD DANDENONG VIC 3175	\$445,000	17-Jul-24
2/11 CLOSE AVENUE DANDENONG VIC 3175	\$450,000	26-Oct-24
2/8 MARKET STREET DANDENONG VIC 3175	\$470,000	15-Oct-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: 06 December 2024

Ben Dang

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**2/82 KIRKHAM ROAD
DANDENONG VIC 3175**

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Sold Price **\$445,000** Sold Date **17-Jul-24**Distance **0.65km****2/11 CLOSE AVENUE DANDENONG
VIC 3175**

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Sold Price **\$450,000** Sold Date **26-Oct-24**Distance **1.32km****2/8 MARKET STREET DANDENONG
VIC 3175**

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Sold Price **\$470,000** Sold Date **15-Oct-24**Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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