

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

2/16-18 CLOSE 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2021

to

30 Apr 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

3/19 CLOSE AVENUE DANDENONG VIC 3175	\$315,000	16-Dec-21
3/20 CLOSE AVENUE DANDENONG VIC 3175	\$288,000	15-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: 31 May 2022



3/19 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$315,000

Sold Date

16-Dec-21



2



1



1

Distance

0.08km



3/20 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$288,000

Sold Date

15-Nov-21



2



1



1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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