

## 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

2/7 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

\$537,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2021

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2/18 THIRD AVENUE DANDENONG NORTH VIC 3175 | \$540,000 | 04-Apr-22 |
| 1/5 ERICA STREET DANDENONG NORTH VIC 3175  | \$520,000 | 01-Jul-22 |
| 1/16 THIRD AVENUE DANDENONG NORTH VIC 3175 | \$495,000 | 27-May-22 |

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 July 2022



## 2/18 THIRD AVENUE DANDENONG NORTH VIC 3175

Sold Price

**\$540,000**

Sold Date

**04-Apr-22**

2

1

1

Distance

**0.11km**



## 1/5 ERICA STREET DANDENONG NORTH VIC 3175

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**01-Jul-22**

2

1

2

Distance

**0.18km**



## 1/16 THIRD AVENUE DANDENONG NORTH VIC 3175

Sold Price

<sup>RS</sup> **\$495,000** <sup>UN</sup>

Sold Date

**27-May-22**

2

1

2

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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