

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

107/22 WILMA 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2021

to

31 May 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

9/2-4 HUTTON STREET DANDENONG VIC 3175	\$350,000	22-May-22
1/39 SCOTT STREET DANDENONG VIC 3175	\$330,000	07-Jun-22
8/20 JAMES STREET DANDENONG VIC 3175	\$350,000	17-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: 22 June 2022



**9/2-4 HUTTON STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$350,000** Sold Date **22-May-22**

Distance **0.87km**

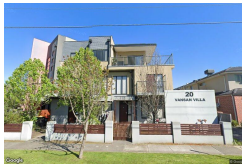


**1/39 SCOTT STREET DANDENONG
VIC 3175**

2 1 1

Sold Price ^{RS} **\$330,000** ^{UN} Sold Date **07-Jun-22**

Distance **0.77km**



**8/20 JAMES STREET DANDENONG
VIC 3175**

2 1 1

Sold Price ^{RS} **\$350,000** Sold Date **17-May-22**

Distance **0.77km**

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

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