

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

201/22 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

\$365,000

&

\$401,500

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

9/125 CHANDLER ROAD NOBLE PARK VIC 3174	\$375,000	18-Sep-24
143/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$390,000	24-Sep-24
135/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$390,000	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: 09 December 2024



**9/125 CHANDLER ROAD NOBLE
PARK VIC 3174**

2 2 1

Sold Price

^{RS}

\$375,000

Sold Date

18-Sep-24

Distance

1.67km



**143/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price

^{RS}

\$390,000

Sold Date

24-Sep-24

Distance

0.93km



**135/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price

Sold Date

15-Oct-24

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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