

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

2/1 CENTRAL AVENUE DANDENONG NORTH 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/18 THIRD AVENUE DANDENONG NORTH VIC 3175	\$510,000	15-Nov-23
2/26 SAMARIA STREET DANDENONG NORTH VIC 3175	\$586,000	11-Oct-23
1/33 BOOTH CRESCENT DANDENONG NORTH VIC 3175	\$595,000	20-Jun-23

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: 24 November 2023



1/18 THIRD AVENUE DANDENONG NORTH VIC 3175

Sold Price

^{RS}
\$510,000

Sold Date

15-Nov-23
 2

 1

 2

Distance

0.17km


2/26 SAMARIA STREET DANDENONG NORTH VIC 3175

Sold Price

^{RS}
\$586,000

Sold Date

11-Oct-23
 2

 1

 -

Distance

0.58km


1/33 BOOTH CRESCENT DANDENONG NORTH VIC 3175

Sold Price

\$595,000

Sold Date

20-Jun-23
 3

 1

 2

Distance

0.72km
RS = Recent sale

UN = Undisclosed Sale

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