

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

8/20 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 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

3/21 CLOSE AVENUE DANDENONG VIC 3175	\$242,500	07-Nov-22
4/56 POTTER STREET DANDENONG VIC 3175	\$250,000	22-Jul-22
16/46 PRINCES HIGHWAY DANDENONG VIC 3175	\$245,000	16-Nov-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 May 2023



3/21 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

\$242,500 Sold Date **07-Nov-22**

 2  1  1

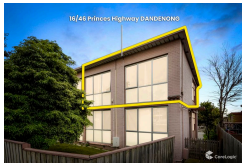
Distance **0.08km**


4/56 POTTER STREET DANDENONG VIC 3175

Sold Price

\$250,000 Sold Date **22-Jul-22**

 2  1  1

Distance **0.24km**


16/46 PRINCES HIGHWAY DANDENONG VIC 3175

Sold Price

\$245,000 Sold Date **16-Nov-22**

 2  1  1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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