

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

2/34 NICOLE 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/1475 HEATHERTON ROAD DANDENONG NORTH VIC 3175	\$395,000	18-Sep-24
6/30-32 NICOLE AVENUE DANDENONG NORTH VIC 3175	\$400,000	09-Sep-24
2/5 CARROLL AVENUE DANDENONG VIC 3175	\$420,000	05-Feb-25

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: 28 February 2025



**1/1475 HEATHERTON ROAD
DANDENONG NORTH VIC 3175**

 2  1  1

Sold Price **\$395,000** Sold Date **18-Sep-24**

Distance **0.04km**



**6/30-32 NICOLE AVENUE
DANDENONG NORTH VIC 3175**

 2  1  1

Sold Price **\$400,000** Sold Date **09-Sep-24**

Distance **0.03km**



**2/5 CARROLL AVENUE
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$420,000** Sold Date **05-Feb-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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