

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

3/13 CARROLL 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

2/72 STUD ROAD DANDENONG VIC 3175	\$495,000	01-Mar-24
1/100 HERBERT STREET DANDENONG VIC 3175	\$500,000	02-Dec-23
3/98 HERBERT STREET DANDENONG VIC 3175	\$520,000	15-Jan-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: 30 May 2024



2/72 STUD ROAD DANDENONG VIC 3175

3 2 -

Sold Price

\$495,000

Sold Date

01-Mar-24

Distance

0.04km


1/100 HERBERT STREET DANDENONG VIC 3175

3 1 1

Sold Price

\$500,000

Sold Date

02-Dec-23

Distance

0.37km


3/98 HERBERT STREET DANDENONG VIC 3175

3 1 1

Sold Price

\$520,000

Sold Date

15-Jan-24

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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