

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

2/7 THIRD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2023

to

31 Aug 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

2/26 MCKEON CIRCUIT DANDENONG NORTH VIC 3175	\$695,000	11-Apr-24
44/36-40 HENNESSY WAY DANDENONG NORTH VIC 3175	\$630,000	18-Sep-24
1/19 HILLSIDE AVENUE DANDENONG NORTH VIC 3175	\$600,000	04-May-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 September 2024

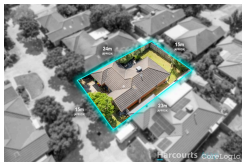


**2/26 MCKEON CIRCUIT
DANDENONG NORTH VIC 3175**

3 2 2

Sold Price **\$695,000** Sold Date **11-Apr-24**

Distance **0.8km**



**44/36-40 HENNESSY WAY
DANDENONG NORTH VIC 3175**

3 1 1

Sold Price ^{RS} **\$630,000** Sold Date **18-Sep-24**

Distance **1.07km**



**1/19 HILLSIDE AVENUE
DANDENONG NORTH VIC 3175**

3 1 1

Sold Price **\$600,000** Sold Date **04-May-24**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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