

## 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

1/1 CLOSE AVENUE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 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

4/19 CLOSE AVENUE DANDENONG VIC 3175	\$325,000	10-May-24
34/12 CLOSE AVENUE DANDENONG VIC 3175	\$320,000	14-Oct-24
3/1 KEYS STREET DANDENONG VIC 3175	\$320,000	04-Sep-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: 28 October 2024



**4/19 CLOSE AVENUE DANDENONG VIC 3175**

Sold Price

**\$325,000**

Sold Date **10-May-24**

 2  1  1

Distance **0.17km**



**34/12 CLOSE AVENUE DANDENONG VIC 3175**

Sold Price

<sup>RS</sup> **\$320,000**

Sold Date **14-Oct-24**

 2  1  1

Distance **0.17km**



**3/1 KEYS STREET DANDENONG VIC 3175**

Sold Price

**\$320,000**

Sold Date **04-Sep-24**

 2  1  1

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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