

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

4/43 HILLSIDE 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Dandenong North

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

1/157 CLEELAND STREET DANDENONG VIC 3175	\$370,000	11-Apr-23
2/53 JAMES STREET DANDENONG VIC 3175	\$357,000	27-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: 11 May 2023



1/157 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$370,000

Sold Date

11-Apr-23

Distance

0.77km



2/53 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$357,000

Sold Date

27-Nov-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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