

## 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

7/12 NEW STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 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

12/3 CLOSE AVENUE DANDENONG VIC 3175	\$345,000	20-Jul-23
5/87-93 JONES ROAD DANDENONG VIC 3175	\$345,000	24-Aug-23

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: 13 December 2023



**12/3 CLOSE AVENUE DANDENONG VIC 3175** Sold Price **\$345,000** Sold Date **20-Jul-23**

 2  2  1

Distance **1.07km**



**5/87-93 JONES ROAD DANDENONG VIC 3175** Sold Price <sup>RS</sup> **\$345,000** <sup>UN</sup> Sold Date **24-Aug-23**

 2  2  1

Distance **2.14km**

RS = Recent sale

UN = Undisclosed Sale

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