

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

3/6-10 Close 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

\$280,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2019

to

31 Oct 2020

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

21/3 Close Avenue Dandenong VIC 3175	\$305,000	24-Jun-20
5/4-6 Keys Street Dandenong VIC 3175	\$255,000	26-May-20
12/39 Scott Street Dandenong VIC 3175	\$311,000	20-Jun-20

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: 20 November 2020



21/3 Close Avenue Dandenong VIC 3175

Sold Price

\$305,000

Sold Date

24-Jun-20

 2

 1

 1

Distance

0.13km



5/4-6 Keys Street Dandenong VIC 3175

Sold Price

\$255,000

Sold Date

26-May-20

 2

 1

 1

Distance

0.26km



12/39 Scott Street Dandenong VIC 3175

Sold Price

\$311,000

Sold Date

20-Jun-20

 2

 1

 1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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