

# 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 35/12 Close Avenue 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 295,000

or range between

&

### Median sale price

Median price \$260,999

Property type Apartment

Suburb Dandenong

Period - From April 2022

to

March 2023

Source PropTrack Australia

### 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 six 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 19/3 Market Street Dandenong  | \$270,000 | 31/01/2023   |
| 2 4/12 Close Avenue Dandenong   | \$300,000 | 16/01/2023   |
| 3 8/61-63 Clow Street Dandenong | \$265,000 | 06/03/2023   |

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 six months.

This Statement of Information was prepared on: 18/04/2023