

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

1/57 WILMA 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/33 JONES ROAD DANDENONG VIC 3175	\$600,000	02-Jan-25
1/32 BRUCE STREET DANDENONG VIC 3175	\$605,000	27-Nov-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: 25 March 2025



**2/33 JONES ROAD DANDENONG
VIC 3175**

 3  1  2

Sold Price

\$600,000

Sold Date

02-Jan-25

Distance

0.25km



**1/32 BRUCE STREET DANDENONG
VIC 3175**

 3  1  2

Sold Price

\$605,000

Sold Date

27-Nov-24

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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