

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

2/1 Marcella Avenue Dandenong North, 3175

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$565,000.00 & \$599,000.00

## Median sale price

Median price \$463,500.00 Property Type UNIT - 2 BEDROOM Suburb DANDENONG NORTH

Period - From 01-Jan-2020 to 31-Dec-2020 Source CoreLogic

## Comparable property sales

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	2/8 Marcella Avenue Dandenong North VIC 3175	\$592,000.00	30-Jul-2020
2	2/58 Oakwood Avenue Dandenong North VIC 3175	\$538,000.00	20-Oct-2020
3	1/58 Sabine Avenue Dandenong North VIC 3175	\$525,000.00	13-Nov-2020

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