

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/43 Canberra Avenue Dandenong, 3175
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### Indicative selling price

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

Range between	\$395,000 & \$430,000
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### Median sale price

Median price	\$402,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Mar-2021	to	28-Feb-2022	Source	REA

### 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	11/35 Herbert Street, Dandenong, Vic 3175	\$412,309	01-Mar-2022
2	3/81 Hammond Road Dandenong, Vic 3175	\$440,000	18-Oct-2021
3	2/88 Scott Street, Dandenong, Vic 3175	\$451,000	18-Dec-2021

This statement of information was prepared on 07-Aug-2022 at 10:40:00 PM EST