

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	2/7 Birdwood Avenue Dandenong, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$600,000 & \$650,000
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Median sale price

Median price	\$577,500	Property Type	UNIT	Suburb	DANDENONG
Period - From	20-Jul-2023	to	19-Jun-2024	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	1/48 Wilma Avenue, Dandenong, Vic 3175	\$634,600	11-Jan-2024
2	1/19 Janice Grove, Dandenong, Vic 3175	\$635,000	08-Apr-2024
3	2/71 Jones Road, Dandenong, Vic 3175	\$699,500	12-Mar-2024

This statement of information was prepared on 09-Aug-2024 at 1:47:45 PM AEST