

## 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

33/12 CLOSE AVENUE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

14/23 EDITH STREET DANDENONG VIC 3175	\$315,000	12-Mar-25
4/38 KING STREET DANDENONG VIC 3175	\$332,000	12-Dec-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: 16 May 2025



## 14/23 EDITH STREET DANDENONG VIC 3175

Sold Price

**\$315,000**

Sold Date

**12-Mar-25**

 2

 1

 -

Distance

**0.83km**



## 4/38 KING STREET DANDENONG VIC 3175

Sold Price

**\$332,000**

Sold Date

**12-Dec-24**

 2

 1

 1

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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