

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

1/11 PINWOOD AVENUE, DANDENONG NORTH 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/11 HOLOHAN PLACE DANDENONG NORTH VIC 3175	\$641,000	23-Jan-24
6 CRAWFORD AVENUE DANDENONG NORTH VIC 3175	\$680,000	09-Mar-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: 21 March 2024

**1/11 HOLOHAN PLACE
DANDENONG NORTH VIC 3175**3  1  2 Sold Price ^{RS} **\$641,000** Sold Date **23-Jan-24**Distance **1.6km****6 CRAWFORD AVENUE
DANDENONG NORTH VIC 3175**3  1  1 Sold Price ^{RS} **\$680,000** Sold Date **09-Mar-24**Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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