

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

1/18 THIRD 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/19 FIRST AVENUE DANDENONG NORTH VIC 3175	\$482,500	02-Sep-23
2/202 GLADSTONE ROAD DANDENONG NORTH VIC 3175	\$500,000	06-Aug-23
2/147 CARLTON ROAD DANDENONG NORTH VIC 3175	\$490,000	12-May-23

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: 24 October 2023

**2/19 FIRST AVENUE DANDENONG
NORTH VIC 3175**2  1  1 

Sold Price

^{RS} **\$482,500**Sold Date **02-Sep-23**Distance **0.13km****2/202 GLADSTONE ROAD
DANDENONG NORTH VIC 3175**2  1  1 

Sold Price

^{RS} **\$500,000**Sold Date **06-Aug-23**Distance **0.32km****2/147 CARLTON ROAD
DANDENONG NORTH VIC 3175**2  1  1 

Sold Price

\$490,000Sold Date **12-May-23**Distance **1.29km****RS** = Recent sale**UN** = Undisclosed Sale

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