

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

14/12 CLOSE AVENUE DANDENONG 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

\$275,000

&

\$302,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2022

to

31 Jul 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

25/12 CLOSE AVENUE DANDENONG VIC 3175	\$290,000	28-Jul-23
35/12 CLOSE AVENUE DANDENONG VIC 3175	\$292,500	05-Jun-23
105/22 WILMA AVENUE DANDENONG VIC 3175	\$280,000	06-Feb-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: 01 August 2023

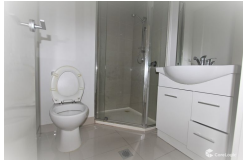


**25/12 CLOSE AVENUE
 DANDENONG VIC 3175**

1 1 1

Sold Price ^{RS} **\$290,000** ^{UN} Sold Date **28-Jul-23**

Distance **0km**



**35/12 CLOSE AVENUE
 DANDENONG VIC 3175**

1 1 1

Sold Price ^{RS} **\$292,500** ^{UN} Sold Date **05-Jun-23**

Distance **0km**



**105/22 WILMA AVENUE
 DANDENONG VIC 3175**

1 1 1

Sold Price **\$280,000** Sold Date **06-Feb-23**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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