

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 17/12 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 \$295,000

or range between

&

Median sale price

Median price \$279,500

Property type Apartment

Suburb Dandenong

Period - From Nov 2022

to

Oct 2023

Source PropTrack Australia

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 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 25/12 Close Avenue Dandenong	\$290,000	28/07/2023
2 4/23 Edith Street Dandenong	\$300,000	12/06/2023
3 35/12 Close Avenue Dandenong	\$292,500	05/06/2023

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 six months.

This Statement of Information was prepared on: 15/11/2023