

## 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

19/12 CLOSE AVENUE DANDENONG VIC 3175

### Indicative selling price

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

Single Price

\$329,000

or range  
between

&

### 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

20/12 CLOSE AVENUE DANDENONG VIC 3175	325000	22-Apr-23
36/12 CLOSE AVENUE DANDENONG VIC 3175	325000	02-May-23
15/12 CLOSE AVENUE DANDENONG VIC 3175	325000	19-Jul-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: 16 August 2023



**20/12 CLOSE AVENUE  
 DANDENONG VIC 3175**

2 1 1

Sold Price **325000** Sold Date **22-Apr-23**

Distance -



**36/12 CLOSE AVENUE  
 DANDENONG VIC 3175**

2 1 1

Sold Price Sold Date **02-May-23**

Distance -



**15/12 CLOSE AVENUE  
 DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup>**325000** Sold Date **19-Jul-23**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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