

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

2/11 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jun 2023

to

31 May 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

2/26 MCKEON CIRCUIT DANDENONG NORTH VIC 3175	\$695,000	16-Apr-24
42/36-40 HENNESSY WAY DANDENONG NORTH VIC 3175	\$725,000	06-Apr-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: 06 June 2024

**2/26 MCKEON CIRCUIT
DANDENONG NORTH VIC 3175**3  2  2 Sold Price ^{RS} **\$695,000** ^{UN} Sold Date **16-Apr-24**Distance **1.58km****42/36-40 HENNESSY WAY
DANDENONG NORTH VIC 3175**3  2  2 Sold Price ^{RS} **\$725,000** Sold Date **06-Apr-24**Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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