

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

2/2 SECOND 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Apr 2023

to

31 Mar 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

2/15 HUGHES CRESCENT DANDENONG NORTH VIC 3175	\$600,000	05-Dec-23
1/10 WIMPOLE STREET NOBLE PARK NORTH VIC 3174	\$610,000	26-Feb-24
2/1 EXETER COURT DANDENONG VIC 3175	\$575,000	25-Nov-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: 09 April 2024

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**2/15 HUGHES CRESCENT
DANDENONG NORTH VIC 3175**

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Sold Price **\$600,000** Sold Date **05-Dec-23**Distance **1.28km****1/10 WIMPOLE STREET NOBLE
PARK NORTH VIC 3174**

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Sold Price **\$610,000** Sold Date **26-Feb-24**Distance **1.39km****2/1 EXETER COURT DANDENONG
VIC 3175**

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Sold Price **\$575,000** Sold Date **25-Nov-23**Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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