

## 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

28 NICOLE AVENUE DANDENONG NORTH 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

or range  
between

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jul 2022

to

30 Jun 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

35 BORONIA AVENUE DANDENONG NORTH VIC 3175	\$782,000	24-Apr-23
59 LOCH ROAD DANDENONG NORTH VIC 3175	\$760,000	01-Jul-23
29 AZALEA CRESCENT DANDENONG NORTH VIC 3175	\$781,000	22-Apr-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: 21 July 2023



**35 BORONIA AVENUE  
 DANDENONG NORTH VIC 3175**

🛏️ 3 🚿 1 🚗 2

Sold Price **\$782,000** Sold Date **24-Apr-23**

Distance **1.29km**



**59 LOCH ROAD DANDENONG  
 NORTH VIC 3175**

🛏️ 3 🚿 2 🚗 1

Sold Price <sup>RS</sup> **\$760,000** Sold Date **01-Jul-23**

Distance **1.37km**



**29 AZALEA CRESCENT  
 DANDENONG NORTH VIC 3175**

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Sold Price <sup>RS</sup> **\$781,000** Sold Date **22-Apr-23**

Distance **1.5km**



**16 RAWDON HILL DRIVE  
 DANDENONG NORTH VIC 3175**

🛏️ 3 🚿 2 🚗 2

Sold Price <sup>RS</sup> **\$800,000** Sold Date **13-Jul-23**

Distance **1.89km**



**21 CENTRAL AVENUE  
 DANDENONG NORTH VIC 3175**

🛏️ 3 🚿 2 🚗 1

Sold Price **\$787,500** Sold Date **23-May-23**

Distance **1.5km**

RS = Recent sale      UN = Undisclosed Sale

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