

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

4/41-43 WILLIAM 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

3/22 CONWAY STREET DANDENONG VIC 3175	420000	16-Jan-24
4/36 HAMMOND ROAD DANDENONG VIC 3175	425000	22-Feb-24
5/20-22 FREDERICK STREET DANDENONG VIC 3175	394000	24-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: 02 May 2024



**3/22 CONWAY STREET
DANDENONG VIC 3175**

 2  1  2

Sold Price **420000** Sold Date **16-Jan-24**

Distance **0.98km**



**4/36 HAMMOND ROAD
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **425000** Sold Date **22-Feb-24**

Distance **0.46km**



**5/20-22 FREDERICK STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **394000** Sold Date **24-Apr-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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