

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

6/30-32 NICOLE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Nov 2022

to

31 Oct 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

4/9 BRUNET STREET DANDENONG NORTH VIC 3175	\$345,000	31-Jul-23
1/48 BOYD STREET DANDENONG NORTH VIC 3175	\$390,000	19-Jul-23
5/12 RHODEN COURT DANDENONG NORTH VIC 3175	\$405,000	29-Sep-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: 30 November 2023



4/9 BRUNET STREET DANDENONG Sold Price

\$345,000

Sold Date

31-Jul-23

2 1 1

Distance

0.11km



1/48 BOYD STREET DANDENONG Sold Price

\$390,000

Sold Date

19-Jul-23

2 1 1

Distance

0.46km



5/12 RHODEN COURT
DANDENONG NORTH VIC 3175

Sold Price

^{RS} **\$405,000**

Sold Date

29-Sep-23

2 1 1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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