



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 12/3 Close Avenue, DANDENONG 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$350,000 - \$385,000**

### Median sale price

Median **Unit** for **DANDENONG** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

**\$377,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/73 CLOW STREET ,  
DANDENONG 3175**

Price **\$493,000** Sold 05  
December 2017

**3/37 PICKETT STREET ,  
DANDENONG 3175**

Price **\$365,000** Sold 03  
January 2018

**5/9-11 WELLER STREET ,  
DANDENONG 3175**

Price **\$300,000** Sold 10  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Stockdale & Leggo Dandenong

1,11 Langhorne Street,  
Dandenong VIC 3175

#### Contact agents



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**Stockdale  
& Leggo**