

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

17/3 Close 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/3 Close Avenue Dandenong VIC 3175	\$337,000	23-Oct-19
2/9 King Street Dandenong VIC 3175	\$350,000	02-Jul-19
29/57 Clow Street Dandenong VIC 3175	\$330,000	20-Jun-19

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: 19 November 2019



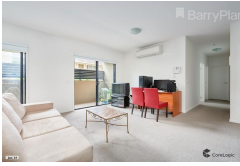
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3/3 Close Avenue Dandenong VIC 3175

2 1 1

Sold Price

\$337,000

Sold Date

23-Oct-19

Distance

-



2/9 King Street Dandenong VIC 3175

2 1 1

Sold Price

\$350,000

Sold Date

02-Jul-19

Distance

0.51km



29/57 Clow Street Dandenong VIC 3175

3 1 1

Sold Price

\$330,000

Sold Date

20-Jun-19

Distance

0.81km



5/79 Ann Street Dandenong VIC 3175

2 2 1

Sold Price

\$350,000

Sold Date

12-Aug-19

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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