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	1/22 MILAN COURT 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	$480,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,599	Property type	Unit	Suburb	Dandenong North
Period-from	01 Mar 2024	to	28 Feb 2025	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
3/26 VICTOR AVENUE DANDENONG NORTH VIC 3175	$497,500	20-Nov-24
9 SECOND AVENUE DANDENONG NORTH VIC 3175	$535,000	16-Dec-24
1/139 CARLTON ROAD DANDENONG NORTH VIC 3175	$480,000	30-Oct-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: 26 March 2025

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3/26 VICTOR AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$497,500** Sold Date **20-Nov-24**

Distance **0.18km**



9 SECOND AVENUE DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$535,000** Sold Date **16-Dec-24**

Distance **0.37km**



1/139 CARLTON ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$480,000** Sold Date **30-Oct-24**

Distance **0.91km**



1/19 EASTON COURT DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$571,199** Sold Date **20-Dec-24**

Distance **1.61km**



2/231 OUTLOOK DRIVE DANDENONG NORTH VIC 3175

2 1 1

Sold Price **$660,000** Sold Date **30-Oct-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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