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	5/3 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	$340,000	&	$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Feb 2021	to	31 Jan 2022	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.

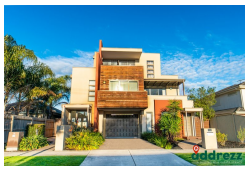
Address of comparable property	Price	Date of sale
9/4 Gwenda Street Dandenong VIC 3175	$365,000	29-Oct-21
408/157 Lonsdale Street Dandenong VIC 3175	$370,000	20-Oct-21
12/69 Clow Street Dandenong VIC 3175	$365,000	27-Aug-21

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: 17 February 2022

Harcourts
Nava Shams
P 0417332340
M 0417332340
E pa2daniel@harcourts.com.au



9/4 Gwenda Street Dandenong VIC 3175

2 2 1

Sold Price **$365,000** Sold Date **29-Oct-21**

Distance **0.66km**



408/157 Lonsdale Street Dandenong VIC 3175

2 2 1

Sold Price **$370,000** Sold Date **20-Oct-21**

Distance **0.88km**



12/69 Clow Street Dandenong VIC 3175

2 2 1

Sold Price **$365,000** Sold Date **27-Aug-21**

Distance **1km**

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

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