Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Nicole Avenue Dandenong North, 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$640,000 & $700,000

Median sale price

Median price	$700,000	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	01-Jul-2022	to	30-Jun-2023	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	9 BOYD STREET, DANDENONG NORTH	$711,000	21-Apr-2023
2	25 HILLSIDE AVENUE, DANDENONG NORTH	$660,000	27-Mar-2023
3	21 HILLSIDE AVENUE, DANDENONG NORTH	$712,000	15-Mar-2023

This statement of information was prepared on 19-Sep-2023 at 1:16:51 PM EST