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	21/12 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	$325,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$411,500	Property type	Unit	Suburb	Dandenong
Period-from	01 Jan 2023	to	31 Dec 2023	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
16/12 CLOSE AVENUE DANDENONG VIC 3175	$325,000	17-Nov-23
27/12 CLOSE AVENUE DANDENONG VIC 3175	$325,000	31-Oct-23
9/12 CLOSE AVENUE DANDENONG VIC 3175	$330,000	06-Oct-23

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: 30 January 2024

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16/12 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$325,000** Sold Date **17-Nov-23**

Distance **0km**



27/12 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price Sold Date **31-Oct-23**

Distance **0km**



9/12 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$330,000** Sold Date **06-Oct-23**

Distance **0km**

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

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