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	14/12 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~~		or range between	$250,000	&	$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2024	to	30 Apr 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.

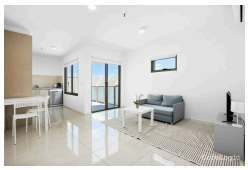
Address of comparable property	Price	Date of sale
32/12 CLOSE AVENUE DANDENONG VIC 3175	$294,000	22-Nov-24
2/80 CHELTENHAM ROAD DANDENONG VIC 3175	$285,000	11-Apr-25
6/80 CHELTENHAM ROAD DANDENONG VIC 3175	$295,000	18-Feb-25

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: 20 May 2025

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32/12 CLOSE AVENUE DANDENONG VIC 3175

1 1 1

Sold Price **$294,000** Sold Date **22-Nov-24**

Distance **0km**



2/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price RS **$285,000** Sold Date **11-Apr-25**

Distance **1.02km**



6/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$295,000** Sold Date **18-Feb-25**

Distance **1.02km**

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

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