

## 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

1/29 Wilma Avenue Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$401,625

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/114 Railway Parade Noble Park VIC 3174	\$415,000	07-Dec-20
2/16 Edgewood Road Dandenong VIC 3175	\$427,000	30-Apr-20
1/29 Hughes Crescent Dandenong North VIC 3175	\$425,000	12-Feb-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: 11 March 2021