

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

2/1 Carroll 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/5 Carroll Avenue Dandenong VIC 3175	\$300,000	06-Jan-20
127/112 Stud Road Dandenong VIC 3175	\$295,000	12-Aug-20
49/112 Stud Road Dandenong VIC 3175	\$300,000	08-Nov-19

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: 04 January 2021



2/5 Carroll Avenue Dandenong VIC 3175 Sold Price **\$300,000** Sold Date **06-Jan-20**

 2  1  1

Distance **0.03km**



127/112 Stud Road Dandenong VIC 3175 Sold Price **\$295,000** Sold Date **12-Aug-20**

 3  -  1

Distance **0.34km**



49/112 Stud Road Dandenong VIC 3175 Sold Price **\$300,000** Sold Date **08-Nov-19**

 2  -  1

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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