

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

2/16A LOUIS 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2022

to

30 Jun 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

4/17-21 JESSON CRESCENT DANDENONG VIC 3175	482500	20-Feb-23
63/35 DAVID STREET DANDENONG VIC 3175	445000	24-Jun-23
4/48 DAVID STREET DANDENONG VIC 3175	470000	08-Mar-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: 18 July 2023



**4/17-21 JESSON CRESCENT
DANDENONG VIC 3175**

 2  1  1

Sold Price **RS482500** Sold Date **20-Feb-23**

Distance **1.04km**



**63/35 DAVID STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **RS445000** Sold Date **24-Jun-23**

Distance **1.46km**



**4/48 DAVID STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price **470000** Sold Date **08-Mar-23**

Distance **1.33km**

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

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