

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 35-37 STUD ROAD DANDENONG (apartment number upon request)


Indicative selling price

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

Single price N/A or range between \$ 290,000 & \$ 330,000

Median sale price

Median price \$ 399,000 Property type APARTMENT Suburb DANDENONG

Period - From 21/08/2022 to 21/08/2023 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 six 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
1. 5/35-37 Stud Road Dandenong VIC 3175	\$295,000	20/03/2023
2. 1/23 Edith Street Dandenong VIC 3175	\$345,000	01/04/2023
3. 10/23 Edith Street Dandenong VIC 3175	\$325,000	22/05/2023

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 six months.

This Statement of Information was prepared on: 21/08/2023