

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

7/12 Stud Road, Dandenong, VIC 3175

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$220,000 & \$242,000

MEDIAN SALE PRICE

Median price \$570,500 | Unit | Dandenong (3175)

Period - From 29 March 2019 to 29 July 2019 | Source - RP - Data

COMPARABLE PROPERTY SALES

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
5/104 DAVID STREET, DANDENONG VIC 3175	\$240,000	13/03/2019
17/5-7 POTTER STREET, DANDENONG VIC 3175	\$230,000	20/07/2019
18/40-42 HEMMINGS STREET, DANDENONG VIC 3175	\$242,500	28/06/2019