

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

4/28 Stud Road 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2019

to

30 Jun 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

203/79 Ann Street Dandenong VIC 3175	\$360,000	23-Jun-20
1/5 Keys Street Dandenong VIC 3175	\$355,000	28-Apr-20
2/5 Keys Street Dandenong VIC 3175	\$375,000	13-May-20

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: 17 July 2020



203/79 Ann Street Dandenong VIC 3175

Sold Price

^{RS} **\$360,000**

Sold Date

23-Jun-20

 2

 1

 1

Distance

0.45km



1/5 Keys Street Dandenong VIC 3175

Sold Price

\$355,000

Sold Date

28-Apr-20

 2

 1

 2

Distance

1.11km



2/5 Keys Street Dandenong VIC 3175

Sold Price

\$375,000

Sold Date

13-May-20

 2

 1

 1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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