Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	13/31 Stud Road, Dandenong Vic 3175

Indicative selling price

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

Range between	\$240,000	&	\$264,000	
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Median sale price

Median price	\$370,000	Hou	60	Unit	х	Suburb	Dandenong
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	6/44 Princes Hwy DANDENONG 3175	\$259,750	26/08/2017
2	6/44 Pickett St DANDENONG 3175	\$250,000	20/08/2017
3	2/31 Stud Rd DANDENONG 3175	\$241,000	20/06/2017

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.

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The Information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the Information, we stress that particulars herein are for Information only and onto constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the seiling agent in these transactions.

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