

## 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

13/31 Stud Road, Dandenong Vic 3175

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$240,000

&

\$264,000

#### Median sale price

Median price

\$370,000

House

Unit

X

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.

	Address 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.~~