

## 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

2/35-37 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$250,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2019

to

29 Feb 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

6/1 Carroll Avenue Dandenong VIC 3175	\$270,000	22-Oct-19
10/12 Stud Road Dandenong VIC 3175	\$270,000	07-Dec-19
2/2 Edith Street Dandenong VIC 3175	\$261,999	15-Nov-19

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: 02 March 2020



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**6/1 Carroll Avenue Dandenong VIC 3175**

2 1 1

Sold Price

**\$270,000**

Sold Date

**22-Oct-19**

Distance

**0.29km**



**10/12 Stud Road Dandenong VIC 3175**

2 1 1

Sold Price

Sold Date

**07-Dec-19**

Distance

**0.3km**



**2/2 Edith Street Dandenong VIC 3175**

2 1 1

Sold Price

**\$261,999**

Sold Date

**15-Nov-19**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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