

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

191-193 Ridge Road Mount Dandenong VIC 3767

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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Mount Dandenong

Period-from

01 Nov 2018

to

31 Oct 2019

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

5 Stanley Street Olinda VIC 3788	\$700,000	13-Aug-19
107 Ridge Road Mount Dandenong VIC 3767	\$655,000	29-Jul-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: 27 November 2019



5 Stanley Street Olinda VIC 3788

Sold Price

\$700,000

Sold Date

13-Aug-19



3



2



2

Distance

0.5km



107 Ridge Road Mount Dandenong
VIC 3767

Sold Price

^{RS}**\$655,000**

Sold Date

29-Jul-19



3



1



1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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