

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

2/21 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

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/35 SARONA STREET DANDENONG VIC 3175	\$521,000	18-Jul-22
3/17 BURROWS AVENUE DANDENONG VIC 3175	\$505,000	06-Sep-22
1/33 HERBERT STREET DANDENONG VIC 3175	\$510,000	26-Aug-22

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: 04 October 2022



**2/35 SARONA STREET
DANDENONG VIC 3175**

2 1 2

Sold Price **\$521,000** Sold Date **18-Jul-22**

Distance **0.56km**



**3/17 BURROWS AVENUE
DANDENONG VIC 3175**

2 1 2

Sold Price ^{RS} **\$505,000** Sold Date **06-Sep-22**

Distance **0.61km**



**1/33 HERBERT STREET
DANDENONG VIC 3175**

2 1 2

Sold Price ^{RS} **\$510,000** Sold Date **26-Aug-22**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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