

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

3/44 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Dandenong

Period-from

01 Oct 2019

to

30 Sep 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

2/21 Parkview Close Dandenong VIC 3175	\$425,000	26-May-20
2/5 Day Street Dandenong VIC 3175	\$477,000	30-Jan-20
6/3-5 Sheales Street Dandenong VIC 3175	\$440,000	28-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: 14 October 2020



2/21 Parkview Close Dandenong VIC 3175

 2  1  1

Sold Price

\$425,000

Sold Date **26-May-20**

Distance **0.75km**



2/5 Day Street Dandenong VIC 3175

 2  1  1

Sold Price

\$477,000

Sold Date **30-Jan-20**

Distance **0.97km**



6/3-5 Sheales Street Dandenong VIC 3175

 2  1  1

Sold Price

\$440,000

Sold Date **28-Nov-19**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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