

## 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

7/64-66 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,499

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2022

to

31 Jan 2023

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

8/64-66 STUD ROAD DANDENONG VIC 3175	\$461,000	22-Feb-22
4/7 CARROLL AVENUE DANDENONG VIC 3175	\$335,000	25-Nov-21
3/89 ANN STREET DANDENONG VIC 3175	\$430,000	28-Feb-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: 16 February 2023



**8/64-66 STUD ROAD DANDENONG VIC 3175**

Sold Price

**\$461,000**

Sold Date

**22-Feb-22**

 2

 1

 1

Distance

**0.01km**



**4/7 CARROLL AVENUE DANDENONG VIC 3175**

Sold Price

**\$335,000**

Sold Date

**25-Nov-21**

 2

 1

 2

Distance

**0.03km**



**3/89 ANN STREET DANDENONG VIC 3175**

Sold Price

**\$430,000**

Sold Date

**28-Feb-22**

 2

 1

 1

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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