

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

7/16 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

\$250,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2021

to

31 Jul 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

7/46 PRINCES HIGHWAY DANDENONG VIC 3175	\$265,000	28-May-22
5/48 PRINCES HIGHWAY DANDENONG VIC 3175	\$250,000	07-Mar-22
2/20 JAMES STREET DANDENONG VIC 3175	\$255,000	28-May-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: 22 August 2022



7/46 PRINCES HIGHWAY DANDENONG VIC 3175

 2  1  1

Sold Price **\$265,000** Sold Date **28-May-22**

Distance **0.83km**



5/48 PRINCES HIGHWAY DANDENONG VIC 3175

 2  1  1

Sold Price **\$250,000** Sold Date **07-Mar-22**

Distance **0.84km**



2/20 JAMES STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$255,000** Sold Date **28-May-22**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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