

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode U2/31 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 \$220,000 & \$242,000

Median sale price

(*Delete house or unit as applicable)

Median price \$320,000 *House *Unit X Suburb Dandenong

Period - From Feb 2017 to Feb 2017 Source RP Data Core Logic

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 six 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
1 2/60-62 Cleeland Street, Dandenong	\$265,000	13-MAR-17
2 10/61-63 Clow Street, Dandenong	\$285,000	19-DEC-16
3 10/112 Stud Road, Dandenong	\$235,000	6-DEC-16

