

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	8/64-66 Stud Road, Dandenong, VIC 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$450,000	&	\$495,000
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Median sale price

Median price	\$420,000	Property Type	House	Suburb	Dandenong (3175)
Period - From	01/01/2021	to	31/12/2021	Source	Corelogic

Comparable property sales

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
16/35 DAVID STREET, DANDENONG VIC 3175	\$480,000	07/10/2021
4/8 ARATULA STREET, DANDENONG VIC 3175	\$455,000	01/12/2021
1/37-39 POTTER STREET, DANDENONG VIC 3175	\$470,000	29/11/2021

This Statement of Information was prepared on: 12/01/2022