

## 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

157 Ridge Road Mount Dandenong VIC 3767

### 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,000

Property type

House

Suburb

Mount Dandenong

Period-from

01 Apr 2020

to

31 Mar 2021

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

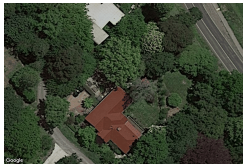
Date of sale

1378 Mt Dandenong Tourist Road Mount Dandenong VIC 3767	\$1,190,000	07-Oct-20
1566 Mt Dandenong Tourist Road Olinda VIC 3788	\$1,199,000	20-Dec-20
45 Ridge Road Mount Dandenong VIC 3767	\$1,199,000	22-Dec-20

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: 07 April 2021



1378 Mt Dandenong Tourist Road

Mount Dandenong VIC 3767

5

3

2

Sold Price

\$1,190,000

Sold Date

07-Oct-20

Distance

1.23km



1566 Mt Dandenong Tourist Road

Olinda VIC 3788

5

3

2

Sold Price

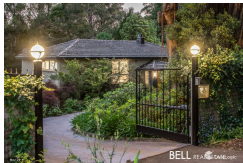
\$1,199,000

Sold Date

20-Dec-20

Distance

1.34km



45 Ridge Road Mount Dandenong

VIC 3767

4

3

2

Sold Price

Sold Date

22-Dec-20

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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