

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

311 Stud Road, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$675,000

House

X

Unit

Suburb

Dandenong North

Period - From

01/07/2017

to

30/06/2018

Source

REIV

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	15 Surrey Rd DANDENONG NORTH 3175	\$1,075,000	24/03/2018
2	58 Debra St ROWVILLE 3178	\$1,068,000	14/07/2018
3	1378 Stud Rd ROWVILLE 3178	\$1,055,000	24/02/2018

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 six months.



3 2 2

Rooms:
Property Type: House
Land Size: 851 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2018: \$675,000

Comparable Properties



15 Surrey Rd DANDENONG NORTH 3175 (REI) **Agent Comments**

5 2 2

Price: \$1,075,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 1408 sqm approx



58 Debra St ROWVILLE 3178 (REI)

Agent Comments

6 2 3

Price: \$1,068,000
Method: Private Sale
Date: 14/07/2018
Rooms: 9
Property Type: House

1378 Stud Rd ROWVILLE 3178 (REI)

Agent Comments

5 4 2

Price: \$1,055,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 588 sqm approx