

## 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

6/32 Stud Road Dandenong VIC 3175

### 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2021

to

28 Feb 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

2/106 Ann Street Dandenong VIC 3175	\$540,000	22-Dec-21
2/69-71 Potter Street Dandenong VIC 3175	\$550,000	28-Sep-21
32 Everitt Street Dandenong VIC 3175	\$580,000	08-Nov-21

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: 17 March 2022



**2/106 Ann Street Dandenong VIC 3175**

 3  2  2

Sold Price

**\$540,000**

Sold Date

**22-Dec-21**

Distance

**0.34km**



**2/69-71 Potter Street Dandenong VIC 3175**

 3  2  2

Sold Price

**\$550,000**

Sold Date

**28-Sep-21**

Distance

**1.46km**

**32 Everitt Street Dandenong VIC 3175**

 3  2  2

Sold Price

**\$580,000**

Sold Date

**08-Nov-21**

Distance

**2km**

RS = Recent sale

UN = Undisclosed Sale

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