

## 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

6/47 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 2024

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

7/47 STUD ROAD DANDENONG VIC 3175	\$410,000	05-Jun-24
1/5 CARROLL AVENUE DANDENONG VIC 3175	\$400,000	23-May-24
3/37 BRUCE STREET DANDENONG VIC 3175	\$408,000	29-Jul-24

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: 24 October 2024



**7/47 STUD ROAD DANDENONG  
VIC 3175**

 2  1  1

Sold Price **\$410,000** Sold Date **05-Jun-24**

Distance **0.01km**



**1/5 CARROLL AVENUE  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$400,000** Sold Date **23-May-24**

Distance **0.26km**



**3/37 BRUCE STREET DANDENONG  
VIC 3175**

 2  1  1

Sold Price **\$408,000** Sold Date **29-Jul-24**

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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