

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

7/64-66 STUD ROAD DANDENONG VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2021

to

30 Jun 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

4/104 HERBERT STREET DANDENONG VIC 3175	\$405,000	07-Apr-22
1/37 PICKETT STREET DANDENONG VIC 3175	\$420,000	15-Jun-22
3/9 HOPETOUN STREET DANDENONG VIC 3175	\$395,000	28-Apr-22

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: 19 July 2022



4/104 HERBERT STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$405,000** Sold Date **07-Apr-22**

Distance **0.34km**



1/37 PICKETT STREET DANDENONG VIC 3175

 2  1  1

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **15-Jun-22**

Distance **1.46km**



3/9 HOPETOUN STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$395,000** Sold Date **28-Apr-22**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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