

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

1/47 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

7/64-66 STUD ROAD DANDENONG VIC 3175	\$465,000	24-Sep-24
2/5 CARROLL AVENUE DANDENONG VIC 3175	\$420,000	05-Feb-25

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 February 2025



7/64-66 STUD ROAD DANDENONG VIC 3175 Sold Price **\$465,000** Sold Date **24-Sep-24**

 2  1  1

Distance **0.22km**



2/5 CARROLL AVENUE DANDENONG VIC 3175 Sold Price ^{RS} **\$420,000** Sold Date **05-Feb-25**

 2  1  1

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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