

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	9/32 Stud Road Dandenong, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$450,000.00 & \$495,000.00
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### Median sale price

Median price	\$570,000.00	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Nov-2021	to	24-Nov-2021	Source	realestate

### Comparable property sales

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	1/30 Fifth Ave, Dandenong	\$570,000.00	26-Sep-2021
2	7/88 Princes Hwy Dandenong	\$560,000.00	16-Aug-2021
3	32 Everitt Street Dandenong	\$580,000.00	23-Nov-2021

This statement of information was prepared on 10-May-2022 at 11:50:29 AM EST