

## 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

8/47 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

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 2021

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

3/44 Stud Road Dandenong VIC 3175	\$416,000	19-Mar-21
1/10 Sunnyside Avenue Dandenong VIC 3175	\$420,000	11-May-21
5/80 Clow Street Dandenong VIC 3175	\$415,500	13-Mar-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: 25 May 2021



**3/44 Stud Road Dandenong VIC 3175**

 2  1  2

Sold Price

**\$416,000**

Sold Date

**19-Mar-21**

Distance

**0.16km**



**1/10 Sunnyside Avenue Dandenong VIC 3175**

 2  1  2

Sold Price

<sup>RS</sup>

**\$420,000**

Sold Date

**11-May-21**

Distance

**0.31km**



**5/80 Clow Street Dandenong VIC 3175**

 2  1  1

Sold Price

**\$415,500**

Sold Date

**13-Mar-21**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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