

## 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

3/64-66 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

\$549,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/23 ROSS STREET DANDENONG VIC 3175  | \$550,000 | 19-Dec-23 |
| 1/49 FIFTH AVENUE DANDENONG VIC 3175 | \$565,000 | 25-Nov-23 |
| 3/4 NEW STREET DANDENONG VIC 3175    | \$570,000 | 14-Mar-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: 23 May 2024

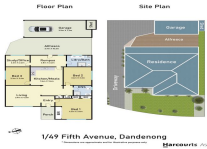


**2/23 ROSS STREET DANDENONG  
VIC 3175**

2 1 1

Sold Price **\$550,000** Sold Date **19-Dec-23**

Distance **0.36km**



**1/49 FIFTH AVENUE DANDENONG  
VIC 3175**

3 2 1

Sold Price **\$565,000** Sold Date **25-Nov-23**

Distance **1.47km**



**3/4 NEW STREET DANDENONG  
VIC 3175**

3 1 2

Sold Price <sup>RS</sup> **\$570,000** Sold Date **14-Mar-24**

Distance **1.09km**

RS = Recent sale      UN = Undisclosed Sale

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