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	1/221 STUD ROAD DANDENONG NORTH 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	$586,000	Property type	Unit	Suburb	Dandenong North
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
3/93 CLEELAND STREET DANDENONG VIC 3175	435000	19-Mar-24
2/120 LOCH ROAD DANDENONG NORTH VIC 3175	435000	26-Jan-24
2/21 VIZARD STREET DANDENONG VIC 3175	415000	22-Feb-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: 18 May 2024

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3/93 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price **435000** Sold Date **19-Mar-24**

Distance **1.47km**



2/120 LOCH ROAD DANDENONG NORTH VIC 3175

2 1 1

Sold Price Sold Date **26-Jan-24**

Distance **1.47km**



2/21 VIZARD STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **415000** Sold Date **22-Feb-24**

Distance **0.79km**

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

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