

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

235 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Dandenong North

Period-from

01 Feb 2023

to

31 Jan 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

83 GLADSTONE ROAD DANDENONG VIC 3175	\$700,000	27-Jan-24
1 LEESIDE STREET DANDENONG NORTH VIC 3175	\$686,000	11-Aug-23
62 MCFEES ROAD DANDENONG NORTH VIC 3175	\$700,000	23-Sep-23

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: 07 February 2024



**83 GLADSTONE ROAD
DANDENONG VIC 3175**

 4  2  1

Sold Price

^{RS} **\$700,000**

Sold Date **27-Jan-24**

Distance **1.69km**



**1 LEESIDE STREET DANDENONG
NORTH VIC 3175**

 3  2  2

Sold Price

\$686,000

Sold Date **11-Aug-23**

Distance **1.9km**



**62 MCFEES ROAD DANDENONG
NORTH VIC 3175**

 3  2  1

Sold Price

\$700,000

Sold Date **23-Sep-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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