

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

3/44 STUD ROAD DANDENONG 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

\$440,000

&

\$480,000

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

3/89 ANN STREET DANDENONG VIC 3175	\$430,000	18-Apr-24
7/64-66 STUD ROAD DANDENONG VIC 3175	\$400,000	20-Feb-23
1/117 HERBERT STREET DANDENONG VIC 3175	\$556,000	27-Dec-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: 22 May 2024

Dilan Nirosan
 P 03 9702 7222
 M 0412128007
 E dilan.nirosan@pioneerrealestate.com.au



**3/89 ANN STREET DANDENONG
 VIC 3175**

 2  1  1

Sold Price

^{RS} **\$430,000**

Sold Date

18-Apr-24

Distance

0.24km



**7/64-66 STUD ROAD DANDENONG
 VIC 3175**

 2  1  1

Sold Price

\$400,000

Sold Date

20-Feb-23

Distance

0.24km



**1/117 HERBERT STREET
 DANDENONG VIC 3175**

 2  1  2

Sold Price

^{RS} **\$556,000** ^{UN}

Sold Date

27-Dec-23

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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