

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$579,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2023

to

29 Feb 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

1/11 EDITH STREET DANDENONG VIC 3175	\$625,000	24-Oct-23
3/11 EDITH STREET DANDENONG VIC 3175	\$625,000	24-Oct-23
2/11 EDITH STREET DANDENONG VIC 3175	\$625,000	24-Oct-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: 08 March 2024



**1/11 EDITH STREET DANDENONG
VIC 3175**

 3  2  2

Sold Price

\$625,000

Sold Date **24-Oct-23**

Distance **0.51km**



**3/11 EDITH STREET DANDENONG
VIC 3175**

 3  2  2

Sold Price

Sold Date **24-Oct-23**

Distance **0.51km**



**2/11 EDITH STREET DANDENONG
VIC 3175**

 3  1  2

Sold Price

Sold Date **24-Oct-23**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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