

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

PAUL JONES REALTY

Property offered for sale

Address F9-31 STUD ROAD
Including suburb and DANDENONG VIC
postcode 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 \$300,000 & \$330,000

Median sale price

Median price \$ 450,000 Property type UNIT Suburb DANDENONG

Period - From 01/06/2023 to 31/05/2024 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 six 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 |
|---|-----------|--------------|
| F2/41-43 KING STREET DANDENONG VIC 3175 | \$310,000 | 11-06-2024 |
| F4/19 CLOSE AVENUE DANDENONG VIC 3175 | \$325,000 | 05/06/2024 |
| F9/35-37 STUD ROAD DANDENONG VIC 3175 | \$293,000 | 19-05-2024 |

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 six months.~~

This Statement of Information was prepared on: 16/06/2024