

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

5 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

\$1,750,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,176,500

Property type

Land

Suburb

Dandenong

Period-from

01 Dec 2019

to

30 Nov 2020

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

| | | |
|---------------------------------------|-------------|-----------|
| 38 Herbert Street Dandenong VIC 3175 | \$6,630,800 | 21-Jun-19 |
| 17 Jesson Crescent Dandenong VIC 3175 | \$1,265,000 | 26-Mar-20 |
| 31 Scott Street Dandenong VIC 3175 | \$1,400,000 | 09-Jan-20 |

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 December 2020



38 Herbert Street Dandenong VIC 3175

Sold Price **\$6,630,800** Sold Date **21-Jun-19**

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Distance **0.72km**



17 Jesson Crescent Dandenong VIC 3175

Sold Price **\$1,265,000** Sold Date **26-Mar-20**

8 4 5

Distance **0.9km**



31 Scott Street Dandenong VIC 3175

Sold Price **\$1,400,000** Sold Date **09-Jan-20**

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Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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