

## 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

4/64 HAMMOND ROAD DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/12 WILLIAM AVENUE DANDENONG VIC 3175	\$400,000	11-Oct-23
33/2-4 TARENE STREET DANDENONG VIC 3175	\$405,000	05-Nov-23
2/49-51 HAMMOND ROAD DANDENONG VIC 3175	\$475,000	30-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: 28 November 2023



**1/12 WILLIAM AVENUE  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$400,000** Sold Date **11-Oct-23**

Distance **0.51km**



**33/2-4 TARENE STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$405,000** Sold Date **05-Nov-23**

Distance **0.43km**



**2/49-51 HAMMOND ROAD  
DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **30-Sep-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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