

## 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

26/3-5 HUTTON STREET 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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2021

to

31 Aug 2022

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

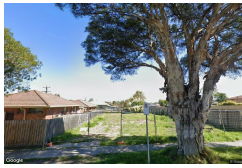
Date of sale

3/29 PICKETT STREET DANDENONG VIC 3175	\$630,000	23-Jun-22
8 HUCKSON STREET DANDENONG VIC 3175	\$580,000	02-May-22
7/27 HORNSBY STREET DANDENONG VIC 3175	\$630,000	22-Apr-22

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: 09 September 2022


**3/29 PICKETT STREET  
DANDENONG VIC 3175**
 3    2    1

Sold Price

<sup>RS</sup> **\$630,000**   Sold Date   **23-Jun-22**

Distance   **0.32km**

**8 HUCKSON STREET DANDENONG  
VIC 3175**
 3    1    1

Sold Price

**\$580,000**   Sold Date   **02-May-22**

Distance   **0.6km**

**7/27 HORNSBY STREET  
DANDENONG VIC 3175**
 3    2    2

Sold Price

**\$630,000**   Sold Date   **22-Apr-22**

Distance   **0.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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