

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/53 Hemmings Street Dandenong, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$410,000 & \$450,000
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### Median sale price

Median price	\$371,300	Property Type	UNIT	Suburb	DANDENONG
Period - From	26-Jul-2021	to	25-Jul-2022	Source	REA

### Comparable property sales

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
1	3/9 Potter Street, Dandenong, Vic 3175	\$455,000	22-Jun-2022
2	2/3 Moomba Parade, Dandenong, Vic 3175	\$432,000	30-May-2022
3	4/22 Canberra Avenue, Dandenong, Vic 3175	\$460,000	16-Mar-2022

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