

# 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

91 HEMMINGS 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

\$635,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,500

Property type

House

Suburb

Dandenong

Period-from

01 Feb 2022

to

31 Jan 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

3/170 FOSTER STREET DANDENONG VIC 3175	\$649,900	16-Aug-22
10 SEELY STREET DANDENONG VIC 3175	\$610,000	03-Nov-22
8 JACKS PLACE DANDENONG VIC 3175	\$615,000	31-Oct-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: 20 February 2023



3/170 FOSTER STREET  
DANDENONG VIC 3175

 3  2  2

Sold Price \$649,900 Sold Date 16-Aug-22

Distance 1.79km



10 SEELY STREET DANDENONG  
VIC 3175

 3  2  2

Sold Price \$610,000 Sold Date 03-Nov-22

Distance 1.07km



8 JACKS PLACE DANDENONG VIC  
3175

 3  2  1

Sold Price \$615,000 Sold Date 31-Oct-22

Distance 1.18km

RS = Recent sale

UN = Undisclosed Sale

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