

## 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

17/3-5 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

\$290,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 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

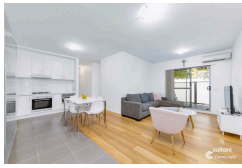
Date of sale

9/3-5 HUTTON STREET DANDENONG VIC 3175	\$380,000	15-Mar-22
25/3-5 HUTTON STREET DANDENONG VIC 3175	\$365,000	11-May-22
9/2-4 HUTTON STREET DANDENONG VIC 3175	\$350,000	22-May-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: 07 October 2022


**9/3-5 HUTTON STREET  
DANDENONG VIC 3175**

 2
  2
  1

Sold Price

**\$380,000**

Sold Date

**15-Mar-22**

Distance

**0km**

**25/3-5 HUTTON STREET  
DANDENONG VIC 3175**

 2
  1
  1

Sold Price

**\$365,000**

Sold Date

**11-May-22**

Distance

**0km**

**9/2-4 HUTTON STREET  
DANDENONG VIC 3175**

 2
  1
  1

Sold Price

**\$350,000**

Sold Date

**22-May-22**

Distance

**0.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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