

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

1/81 Hammond Road Dandenong VIC 3175

Indicative selling price

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

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2019

to

31 Mar 2020

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

4/43 Canberra Avenue Dandenong VIC 3175	\$370,000	16-Jan-20
4/22 Canberra Avenue Dandenong VIC 3175	\$382,000	25-Feb-20
37A Dawn Avenue Dandenong VIC 3175	\$395,000	24-Jan-20

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: 27 April 2020



4/43 Canberra Avenue Dandenong VIC 3175

Sold Price

\$370,000

Sold Date

16-Jan-20
 2  1  2

Distance

0.12km


4/22 Canberra Avenue Dandenong VIC 3175

Sold Price

\$382,000

Sold Date

25-Feb-20
 2  1  1

Distance

0.32km


37A Dawn Avenue Dandenong VIC 3175

Sold Price

\$395,000

Sold Date

24-Jan-20
 2  1  2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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