

## 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

3/17 HEMMINGS STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2022

to

31 Jul 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 103/54-56 SCOTT STREET DANDENONG VIC 3175 | \$380,000 | 22-Mar-23 |
| 3/99 CLEELAND STREET DANDENONG VIC 3175   | \$350,000 | 25-May-23 |
| 5/102 DAVID STREET DANDENONG VIC 3175     | \$350,000 | 08-Mar-23 |

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: 28 August 2023


**103/54-56 SCOTT STREET  
DANDENONG VIC 3175**
 2    -    -

Sold Price      **\$380,000**      Sold Date      **22-Mar-23**

Distance      **0.19km**

**3/99 CLEELAND STREET  
DANDENONG VIC 3175**
 2    1    1

Sold Price      **\$350,000**      Sold Date      **25-May-23**

Distance      **0.88km**

**5/102 DAVID STREET  
DANDENONG VIC 3175**
 1    1    1

Sold Price           Sold Date      **08-Mar-23**

Distance      **1.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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