

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

5/7 HEMMINGS STREET 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

\$290,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2022

to

31 Aug 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

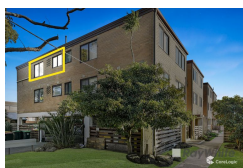
Date of sale

10/7 KEYS STREET DANDENONG VIC 3175	\$282,500	30-Jul-23
2/1 KEYS STREET DANDENONG VIC 3175	\$320,000	28-Apr-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: 15 September 2023


**10/7 KEYS STREET DANDENONG
VIC 3175**

Sold Price

^{RS}
\$282,500

Sold Date

30-Jul-23


2



1



1

Distance

0.08km

**2/1 KEYS STREET DANDENONG
VIC 3175**

Sold Price

\$320,000

Sold Date

28-Apr-23


2



1



1

Distance

0.12km
RS = Recent sale

UN = Undisclosed Sale

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