

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/2-4 Hutton 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

\$270,000

&

\$280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,000

\*House

\*Unit

X

Suburb

Dandenong

Period-from

01 Apr 2018

to

31 Mar 2019

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 six 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

12/44 Princes Highway Dandenong VIC 3175	\$270,000	03-Jan-19
119/80 Cheltenham Road Dandenong VIC 3175	\$275,000	14-Sep-18
20/57-59 Cleeland Street Dandenong VIC 3175	\$270,000	04-Sep-18

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 six months.~~

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**OBrien Real Estate**

Charles Raj

P 0359950500

M 0421476789

E charles.raj@obrienrealestate.com.au

**12/44 Princes Highway Dandenong VIC 3175**

2 1 1

Sold Price

**\$270,000**

Sold Date

**03-Jan-19**

Distance

**0.58km****119/80 Cheltenham Road Dandenong VIC 3175**

1 1 1

Sold Price

**\$275,000**

Sold Date

**14-Sep-18**

Distance

**0.66km****20/57-59 Cleeland Street Dandenong VIC 3175**

2 1 1

Sold Price

**\$270,000**

Sold Date

**04-Sep-18**

Distance

**0.69km****5/60-62 Cleeland Street Dandenong VIC 3175**

2 1 1

Sold Price

Sold Date

**26-Jul-18**

Distance

**0.75km****1/112 Princes Highway Dandenong VIC 3175**

2 1 1

Sold Price

Sold Date

**20-Jul-18**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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