

## 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

1/12 HUTTON 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

\$310,000

&

\$341,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2022

to

31 May 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

1/50 SCOTT STREET DANDENONG VIC 3175	\$400,000	18-Jan-23
22/3-5 HUTTON STREET DANDENONG VIC 3175	\$340,000	02-Feb-23
GROUND FLOOR 10/54-56 SCOTT STREET DANDENONG VIC 3175	\$380,000	22-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: 13 June 2023


**1/50 SCOTT STREET DANDENONG  
VIC 3175**

Sold Price

**\$400,000**

Sold Date

**18-Jan-23**
 2

 1

 1

Distance

**0.1km**

**22/3-5 HUTTON STREET  
DANDENONG VIC 3175**

Sold Price

**\$340,000**

Sold Date

**02-Feb-23**
 2

 2

 1

Distance

**0.1km**

**GROUND FLOOR 10/54-56 SCOTT  
STREET DANDENONG VIC 3175**

Sold Price

**\$380,000**

Sold Date

**22-Mar-23**
 2

 -

 -

Distance

**0.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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