

## 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

1/21 Hemmings Street Dandenong VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2019

to

31 May 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

2/16 Gwenda Street Dandenong VIC 3175	\$540,000	13-Jan-20
1/14 Bruce Street Dandenong VIC 3175	\$502,000	31-Mar-20
14/7-11 Hutton Street Dandenong VIC 3175	\$500,000	18-Mar-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: 24 June 2020

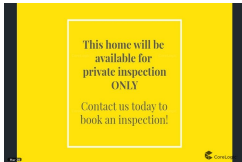


**2/16 Gwenda Street Dandenong  
VIC 3175**

 3  2  2

Sold Price **\$540,000** Sold Date **13-Jan-20**

Distance **0.77km**

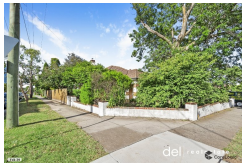


**1/14 Bruce Street Dandenong VIC  
3175**

 3  2  2

Sold Price **\$502,000** Sold Date **31-Mar-20**

Distance **1km**



**14/7-11 Hutton Street Dandenong  
VIC 3175**

 3  1  1

Sold Price **\$500,000** Sold Date **18-Mar-20**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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