

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

7/44 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

\$245,000

&

\$255,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2018

to

31 Aug 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 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

9/40 Princes Highway Dandenong VIC 3175	\$253,500	09-May-19
4/55 Clow Street Dandenong VIC 3175	\$250,000	29-Aug-19
7/12 Stud Road Dandenong VIC 3175	\$246,000	30-Aug-19

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 September 2019

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9/40 Princes Highway Dandenong VIC 3175

2 1 1

Sold Price

\$253,500

Sold Date **09-May-19**

Distance **0.6km**



4/55 Clow Street Dandenong VIC 3175

2 1 1

Sold Price

^{RS} **\$250,000** ^{UN}

Sold Date **29-Aug-19**

Distance **1.18km**



7/12 Stud Road Dandenong VIC 3175

2 1 1

Sold Price

^{RS} **\$246,000**

Sold Date **30-Aug-19**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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