

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

1/36 HAMMOND ROAD 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

\$399,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/3 MOOMBA PARADE DANDENONG VIC 3175	\$432,000	28-May-22
1/17 NORMAN COURT DANDENONG VIC 3175	\$423,000	17-Sep-22
2/43 CANBERRA AVENUE DANDENONG VIC 3175	\$420,000	26-May-22

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: 31 October 2022

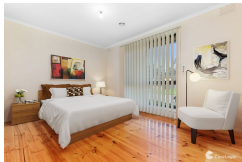


2/3 MOOMBA PARADE DANDENONG VIC 3175

2 1 2

Sold Price **\$432,000** Sold Date **28-May-22**

Distance **0.65km**



1/17 NORMAN COURT DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$423,000** Sold Date **17-Sep-22**

Distance **0.76km**



2/43 CANBERRA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **\$420,000** Sold Date **26-May-22**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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