

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

3/35 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/39 Hammond Road Dandenong VIC 3175	\$380,000	03-Aug-21
4/93 Cleeland Street Dandenong VIC 3175	\$381,999	07-Oct-21
1/57 Herbert Street Dandenong VIC 3175	\$400,000	02-Oct-21

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: 20 January 2022



2/39 Hammond Road Dandenong VIC 3175

 2
  1
  2

Sold Price

\$380,000

Sold Date

03-Aug-21

Distance

1.31km


4/93 Cleeland Street Dandenong VIC 3175

 2
  1
  1

Sold Price

\$381,999

Sold Date

07-Oct-21

Distance

0.92km


1/57 Herbert Street Dandenong VIC 3175

 2
  1
  1

Sold Price

\$400,000

Sold Date

02-Oct-21

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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