

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 Hilden Court 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,500

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2019

to

30 Apr 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

3/8 Day Street Dandenong VIC 3175	\$465,000	01-May-20
4/10-14 Rodd Street Dandenong VIC 3175	\$450,000	22-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: 19 May 2020



3/8 Day Street Dandenong VIC 3175 Sold Price **\$465,000^{UN}** Sold Date **01-May-20**

 2  1  1

Distance **1.5km**



4/10-14 Rodd Street Dandenong VIC 3175 Sold Price **\$450,000** Sold Date **22-Mar-20**

 2  1  1

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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