

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

3/8 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

\$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 Jul 2019

to

30 Jun 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

3/31A Wilma Avenue Dandenong VIC 3175	\$535,000	12-Mar-20
22 Everitt Street Dandenong VIC 3175	\$540,000	10-Feb-20
54 Everitt Street Dandenong VIC 3175	\$550,000	16-Jan-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.~~

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3/31A Wilma Avenue Dandenong VIC 3175

3 2 2

Sold Price

\$535,000

Sold Date

12-Mar-20

Distance

0.77km



22 Everitt Street Dandenong VIC 3175

3 2 1

Sold Price

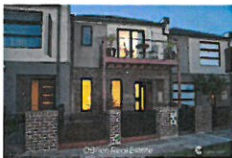
\$540,000

Sold Date

10-Feb-20

Distance

1.12km



54 Everitt Street Dandenong VIC 3175

3 2 2

Sold Price

\$550,000

Sold Date

16-Jan-20

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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