

## 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

27/3-5 HUTTON STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$345,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2023

to

31 Jan 2024

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

22/3-5 HUTTON STREET DANDENONG VIC 3175	\$340,000	02-Feb-23
3/17 HEMMINGS STREET DANDENONG VIC 3175	\$364,000	30-Aug-23
140/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$368,000	29-Nov-23

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: 09 February 2024

**22/3-5 HUTTON STREET  
DANDENONG VIC 3175**

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Sold Price **\$340,000** Sold Date **02-Feb-23**Distance **0km****3/17 HEMMINGS STREET  
DANDENONG VIC 3175**

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Sold Price **\$364,000** Sold Date **30-Aug-23**Distance **0.39km****140/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

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Sold Price **\$368,000** Sold Date **29-Nov-23**Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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