

## 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

4/56 HEMMINGS 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 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

5/45 HERBERT STREET DANDENONG VIC 3175	\$520,000	10-May-24
3/13 BELFORT STREET DANDENONG VIC 3175	\$525,000	08-Feb-24
3/13 BURROWS AVENUE DANDENONG VIC 3175	\$535,000	28-Apr-24

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: 26 June 2024



**5/45 HERBERT STREET  
DANDENONG VIC 3175**

2 2 1

Sold Price **\$520,000** Sold Date **10-May-24**

Distance **1.09km**



**3/13 BELFORT STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$525,000** Sold Date **08-Feb-24**

Distance **0.48km**



**3/13 BURROWS AVENUE  
DANDENONG VIC 3175**

2 2 1

Sold Price **\$535,000** Sold Date **28-Apr-24**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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