

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

1/67 HAMMOND ROAD 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2021

to

30 Apr 2022

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

2/23 HEMMINGS STREET DANDENONG VIC 3175	\$435,500	06-Dec-21
3/21 HEMMINGS STREET DANDENONG VIC 3175	\$440,000	01-Dec-21
2/29 POTTER STREET DANDENONG VIC 3175	\$470,000	09-Dec-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: 03 May 2022

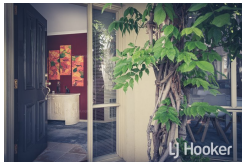


**2/23 HEMMINGS STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$435,500** Sold Date **06-Dec-21**

Distance **1.51km**



**3/21 HEMMINGS STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$440,000** Sold Date **01-Dec-21**

Distance **1.5km**



**2/29 POTTER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$470,000** Sold Date **09-Dec-21**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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