

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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| Address Including suburb and postcode | 2/10 Hemmings Street, Dandenong, VIC 3175 |
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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|-------------|-----------|---|-----------|
| Price Range | \$465,000 | & | \$495,000 |
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Median sale price

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|---------------|------------|---------------|------------|--------|------------------|
| Median price | \$408,168 | Property Type | House | Suburb | Dandenong (3175) |
| Period - From | 01/04/2023 | to | 31/03/2024 | Source | Pricefinder.com |

Comparable property sales

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| A | These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale. |
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| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 13/6 HUCKSON STREET, DANDENONG VIC 3175 | \$490,000 | 27/11/2023 |
| 4/85 JONES ROAD, DANDENONG VIC 3175 | \$485,000 | 24/10/2023 |
| 72/112 STUD ROAD, DANDENONG VIC 3175 | \$495,000 | 05/03/2024 |

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| This Statement of Information was prepared on: | 06/03/2024 |
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