

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

5/9-11 HENNESSY WAY DANDENONG NORTH 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2023

to

31 Aug 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

14/36-40 HENNESSY WAY DANDENONG NORTH VIC 3175	\$648,000	03-Jul-24
1/83 CALLANDER ROAD NOBLE PARK VIC 3174	\$680,000	08-Aug-24
1/10 MEREDITH STREET NOBLE PARK NORTH VIC 3174	\$640,000	08-May-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: 19 September 2024

Abby Dimech

M 0468 930 110

E adimech@barryplant.com.au



**14/36-40 HENNESSY WAY
DANDENONG NORTH VIC 3175**

 3  1  2

Sold Price **\$648,000** Sold Date **03-Jul-24**

Distance **0.3km**



**1/83 CALLANDER ROAD NOBLE
PARK VIC 3174**

 3  1  2

Sold Price ^{RS} **\$680,000** Sold Date **08-Aug-24**

Distance **1.8km**



**1/10 MEREDITH STREET NOBLE
PARK NORTH VIC 3174**

 3  1  1

Sold Price **\$640,000** Sold Date **08-May-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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