

## 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

35/36-40 Hennessy Way Dandenong North 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Dandenong North

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/93 Bakers Road Dandenong North VIC 3175	\$580,000	15-May-21
1/2 Lantana Court Dandenong North VIC 3175	\$570,000	04-Jul-21
2/2 Lantana Court Dandenong North VIC 3175	\$570,000	04-Jul-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: 13 September 2021



**1/93 Bakers Road Dandenong North VIC 3175**

 3  2  1

**Sold Price \$580,000**

**Sold Date 15-May-21**

**Distance 0.31km**



**1/2 Lantana Court Dandenong North VIC 3175**

 3  1  1

**Sold Price**

**\$570,000**

**Sold Date 04-Jul-21**

**Distance 1.32km**



**2/2 Lantana Court Dandenong North VIC 3175**

 3  1  1

**Sold Price**

**Sold Date 04-Jul-21**

**Distance 1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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