

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

10/12 Hutton Street 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 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

508/157 Lonsdale Street Dandenong VIC 3175	\$372,500	27-Sep-21
609/157 Lonsdale Street Dandenong VIC 3175	\$370,000	08-Jun-21
4/10-12 Day Street Dandenong VIC 3175	\$420,000	01-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: 06 October 2021



**508/157 Lonsdale Street
Dandenong VIC 3175**

2 2 1

Sold Price ^{RS} **\$372,500** ^{UN} Sold Date **27-Sep-21**

Distance **0.58km**



**609/157 Lonsdale Street
Dandenong VIC 3175**

2 2 1

Sold Price ^{RS} **\$370,000** Sold Date **08-Jun-21**

Distance **0.58km**



**4/10-12 Day Street Dandenong VIC
3175**

3 1 1

Sold Price **\$420,000** Sold Date **01-Jul-21**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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