

STATEMENT OF INFORMATION

10/40-42 HEMMINGS STREET, DANDENONG, VIC

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10/40-42 HEMMINGS STREET,

2 1 1

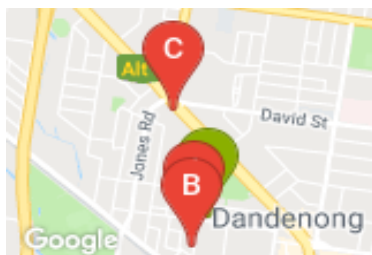
Indicative Selling Price

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

Price Range: \$210,000 to \$230,000

Provided by: Manny Singh, Freedom Property

MEDIAN SALE PRICE



DANDENONG, VIC, 3175

Suburb Median Sale Price (Unit)

\$345,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6/21 POTTER ST, DANDENONG, VIC 3175

2 1 1

Sale Price

\$227,000

Sale Date: 14/04/2018

Distance from Property: 119m



6/5 POTTER ST, DANDENONG, VIC 3175

2 1 1

Sale Price

\$220,000

Sale Date: 26/12/2017

Distance from Property: 229m



26/153 PRINCES HWY, DANDENONG, VIC 3175

2 1 1

Sale Price

***\$227,000**

Sale Date: 26/04/2018

Distance from Property: 811m



This report has been compiled on 26/06/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/40-42 HEMMING'S STREET, DANDENONG, VIC

Indicative selling price

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

Price Range:

\$210,000 to \$230,000

Median sale price

Median price

\$345,000

House

Unit

X

Suburb

DANDENONG

Period

01 April 2017 to 31 March 2018

Source

pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
6/21 POTTER ST, DANDENONG, VIC 3175	\$227,000	14/04/2018
6/5 POTTER ST, DANDENONG, VIC 3175	\$220,000	26/12/2017
26/153 PRINCES HWY, DANDENONG, VIC 3175	*\$227,000	26/04/2018