

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

2/3 Hopkins 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

\$325,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2019

to

29 Feb 2020

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

3/4 Hopkins Street Dandenong VIC 3175	\$330,000	23-Sep-19
3/14 Edith Street Dandenong VIC 3175	\$330,000	17-Nov-19
2/3 Kandra Street Dandenong North VIC 3175	\$328,000	06-Feb-20

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 March 2020



3/4 Hopkins Street Dandenong VIC 3175

Sold Price

\$330,000

Sold Date

23-Sep-19

 2  1  3

Distance

0.08km



3/14 Edith Street Dandenong VIC 3175

Sold Price

Sold Date

17-Nov-19

 2  1  1

Distance

0.93km



2/3 Kandra Street Dandenong North VIC 3175

Sold Price

^{RS} **\$328,000**

Sold Date

06-Feb-20

 2  1  1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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