

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

2/63 Hammond Road 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2020

to

31 Oct 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

3/4 High Street Dandenong VIC 3175	\$515,000	15-Jun-21
1/2 Lebanon Street Dandenong VIC 3175	\$510,000	10-Jun-21
2/41-43 Bruce Street Dandenong VIC 3175	\$500,000	27-May-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: 08 November 2021



3/4 High Street Dandenong VIC 3175

 3
  1
  1

Sold Price

\$515,000

Sold Date

15-Jun-21

Distance

1.88km


1/2 Lebanon Street Dandenong VIC 3175

 3
  1
  1

Sold Price

\$510,000

Sold Date

10-Jun-21

Distance

2.01km


2/41-43 Bruce Street Dandenong VIC 3175

 3
  1
  1

Sold Price

\$500,000

Sold Date

27-May-21

Distance

2.32km
RS = Recent sale

UN = Undisclosed Sale

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