

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

3/42 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,499

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/39 HAMMOND ROAD DANDENONG VIC 3175	\$485,000	13-Jan-23
2/43 CANBERRA AVENUE DANDENONG VIC 3175	\$420,000	26-May-22

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: 22 February 2023



**1/39 HAMMOND ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **13-Jan-23**

Distance **0.1km**



**2/43 CANBERRA AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price **\$420,000** Sold Date **26-May-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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