

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

2/23 Hemmings 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

\$420,000

&

\$460,000

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

2/27 Kirkham Road Dandenong VIC 3175	\$452,000	20-Jul-21
2/29 Wilma Avenue Dandenong VIC 3175	\$440,000	10-Sep-21
74/35 David Street Dandenong VIC 3175	\$467,000	22-Jun-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: 15 October 2021



2/27 Kirkham Road Dandenong VIC 3175 Sold Price ^{RS} **\$452,000** Sold Date **20-Jul-21**

2 1 1

Distance **1.76km**



2/29 Wilma Avenue Dandenong VIC 3175 Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **10-Sep-21**

2 1 1

Distance **0.62km**



74/35 David Street Dandenong VIC 3175 Sold Price **\$467,000** Sold Date **22-Jun-21**

2 1 1

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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