

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

2/49-51 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2022

to

31 Jul 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

4/2A CANBERRA AVENUE DANDENONG VIC 3175	\$385,000	16-Jun-23
4/23 HERBERT STREET DANDENONG VIC 3175	\$420,000	15-Jun-23
3/4 NAPIER STREET DANDENONG VIC 3175	\$490,000	16-Jul-23

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: 29 August 2023



4/2A CANBERRA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}

\$385,000

Sold Date

16-Jun-23

Distance

0.32km



4/23 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$420,000

Sold Date

15-Jun-23

Distance

1.83km



3/4 NAPIER STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$490,000

Sold Date

16-Jul-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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