

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

5/18 Hutton 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,625

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2020

to

28 Feb 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

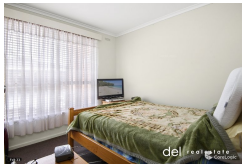
Date of sale

2/16 Rodd Street Dandenong VIC 3175	\$262,000	26-Feb-21
8/4-6 Keys Street Dandenong VIC 3175	\$255,000	18-Dec-20
12/40 Princes Highway Dandenong VIC 3175	\$258,500	02-Mar-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: 11 March 2021



2/16 Rodd Street Dandenong VIC 3175

2 1 1

Sold Price

^{RS} **\$262,000**

Sold Date

26-Feb-21

Distance

0.22km



8/4-6 Keys Street Dandenong VIC 3175

2 1 1

Sold Price

\$255,000

Sold Date

18-Dec-20

Distance

0.28km



12/40 Princes Highway Dandenong VIC 3175

2 1 1

Sold Price

^{RS} **\$258,500**

Sold Date

02-Mar-21

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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