

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

3/7 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2021

to

31 Dec 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

11/7 Keys Street Dandenong VIC 3175	\$279,999	24-Mar-21
3/3 Close Avenue Dandenong VIC 3175	\$295,000	21-May-21
52 Scott Street Dandenong VIC 3175	\$281,000	04-Jul-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: 28 January 2022



11/7 Keys Street Dandenong VIC 3175

Sold Price

\$279,999

Sold Date

24-Mar-21

 2

 1

 1

Distance

0.07km



3/3 Close Avenue Dandenong VIC 3175

Sold Price

\$295,000

Sold Date

21-May-21

 2

 1

 1

Distance

0.13km



52 Scott Street Dandenong VIC 3175

Sold Price

\$281,000

Sold Date

04-Jul-21

 2

 1

 1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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