

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

3/56 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 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

3/34 Hammond Road Dandenong VIC 3175	\$377,000	16-Jan-21
4/28 Stud Road Dandenong VIC 3175	\$366,000	12-Jan-21
6/97 McCrae Street Dandenong VIC 3175	\$370,000	22-Nov-20

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: 21 May 2021



3/34 Hammond Road Dandenong VIC 3175

 2  1  1

Sold Price **\$377,000** Sold Date **16-Jan-21**

Distance **0.21km**



4/28 Stud Road Dandenong VIC 3175

 2  1  1

Sold Price **\$366,000** Sold Date **12-Jan-21**

Distance **1.95km**



6/97 McCrae Street Dandenong VIC 3175

 2  1  1

Sold Price **\$370,000** Sold Date **22-Nov-20**

Distance **1.32km**

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

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