

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

3/10 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2022

to

31 Dec 2022

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

14/6 HUCKSON STREET DANDENONG VIC 3175	\$482,000	24-Aug-22
3/21 WEDGE STREET DANDENONG VIC 3175	\$513,000	20-Aug-22
1/27 SIMPSON DRIVE DANDENONG NORTH VIC 3175	\$540,000	21-Oct-22

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: 18 January 2023



**14/6 HUCKSON STREET
DANDENONG VIC 3175**

 3  1  2

Sold Price

\$482,000

Sold Date **24-Aug-22**

Distance

1.02km



**3/21 WEDGE STREET DANDENONG
VIC 3175**

 3  1  2

Sold Price

\$513,000

Sold Date **20-Aug-22**

Distance

1.53km



**1/27 SIMPSON DRIVE DANDENONG
NORTH VIC 3175**

 3  1  1

Sold Price

\$540,000

Sold Date **21-Oct-22**

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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