

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

18/3-5 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 2024

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

18/3 MARKET STREET DANDENONG VIC 3175	\$300,000	29-Mar-24
3/66 JONES ROAD DANDENONG VIC 3175	\$590,000	17-Mar-24
6/120-122 BUCKLEY STREET NOBLE PARK VIC 3174	\$585,000	04-Nov-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 May 2024



**18/3 MARKET STREET
DANDENONG VIC 3175**

1 2 1

Sold Price **\$300,000** Sold Date **29-Mar-24**

Distance **0.74km**



**3/66 JONES ROAD DANDENONG
VIC 3175**

1 2 1

Sold Price **\$590,000** Sold Date **17-Mar-24**

Distance **1.28km**



**6/120-122 BUCKLEY STREET
NOBLE PARK VIC 3174**

1 2 1

Sold Price **\$585,000** Sold Date **04-Nov-23**

Distance **3.62km**

RS = Recent sale

UN = Undisclosed Sale

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