

## 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

6/3 HEMMINGS STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 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

8/9-11 WELLER STREET DANDENONG VIC 3175	\$285,000	23-Apr-24
9 WELLER STREET DANDENONG VIC 3175	\$300,000	24-May-24
7/40-42 HEMMINGS STREET DANDENONG VIC 3175	\$270,000	26-Mar-24

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: 26 June 2024



**8/9-11 WELLER STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$285,000** Sold Date **23-Apr-24**

Distance **0.3km**



**9 WELLER STREET DANDENONG  
VIC 3175**

 2  1  1

Sold Price <sup>RS</sup> **\$300,000** <sup>UN</sup> Sold Date **24-May-24**

Distance **0.32km**



**7/40-42 HEMMINGS STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$270,000** Sold Date **26-Mar-24**

Distance **0.36km**

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

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