

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

2/57 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2021

to

31 Jul 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

2/53 HEMMINGS STREET DANDENONG VIC 3175	\$478,444	27-May-22
2/29 POTTER STREET DANDENONG VIC 3175	\$470,000	09-Dec-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: 31 August 2022



2/53 HEMMINGS STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$478,444** Sold Date **27-May-22**

Distance **0.03km**

2/29 POTTER STREET DANDENONG VIC 3175

 2  1  1

Sold Price **\$470,000** Sold Date **09-Dec-21**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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