

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

27/3-5 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 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

25/3-5 HUTTON STREET DANDENONG VIC 3175	\$365,000	11-May-22
301/54-56 SCOTT STREET DANDENONG VIC 3175	\$468,950	01-Aug-22
2/54-56 SCOTT STREET DANDENONG VIC 3175	\$468,950	01-Aug-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: 13 October 2022


**25/3-5 HUTTON STREET
DANDENONG VIC 3175**

 2
  1
  1

Sold Price

\$365,000

Sold Date

11-May-22

Distance

0km

**301/54-56 SCOTT STREET
DANDENONG VIC 3175**

 2
  2
  1

Sold Price

\$468,950

Sold Date

01-Aug-22

Distance

0.21km

**2/54-56 SCOTT STREET
DANDENONG VIC 3175**

 2
  2
  -

Sold Price

Sold Date

01-Aug-22

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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