

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 6/40-42 Hemmings Street, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$239,000 & \$262,900

Median sale price

Median price \$402,575 Property Type Unit Suburb Dandenong (3175)

Period - From 01/04/2022 to 31/03/2023 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
4/21 CLOSE AVENUE, DANDENONG VIC 3175	\$242,500	07/11/2022
5/21 CLOSE AVENUE, DANDENONG VIC 3175	\$242,500	07/11/2022
1/21 CLOSE AVENUE, DANDENONG VIC 3175	\$242,500	07/11/2022

This Statement of Information was prepared on: 19/04/2023