

## 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

6/1554-1556 Dandenong Road Huntingdale VIC 3166

### 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

\$363,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Huntingdale

Period-from

01 Nov 2020

to

31 Oct 2021

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

313/19-21 Hanover Street Oakleigh VIC 3166	\$310,888	30-Jan-21
2/24 Haughton Road Oakleigh VIC 3166	\$390,000	09-Oct-20
205/83-85 Drummond Street Oakleigh VIC 3166	\$380,000	11-Feb-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: 22 November 2021



**313/19-21 Hanover Street Oakleigh  
VIC 3166**

Sold Price

**\$310,888**

Sold Date

**30-Jan-21**

1 1 1

Distance

**1.24km**



**2/24 Haughton Road Oakleigh VIC  
3166**

Sold Price

**\$390,000**

Sold Date

**09-Oct-20**

1 1 1

Distance

**1.47km**



**205/83-85 Drummond Street  
Oakleigh VIC 3166**

Sold Price

**\$380,000**

Sold Date

**11-Feb-21**

1 1 1

Distance

**1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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