

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/35 Hammond Road Dandenong South, 3175
---	---

Indicative selling price

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

Range between	\$480,000 & \$528,000
---------------	-----------------------

Median sale price

Median price	\$447,500	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Jul-2021	to	23-Nov-2021	Source	RP DATA

Comparable property sales

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
1	1/129 Bryants Road, Dandenong	\$520,000	01-Sep-2021
2	3/8 Rodd Street, Dandenong	\$495,000	01-May-2021
3	2/12 Orgill Street, Dandenong	\$500,000	01-Aug-2021

This statement of information was prepared on 27-Jul-2022 at 11:57:51 AM EST