

## 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

3/4 High Street Dandenong VIC 3175

### 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,125

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2020

to

31 Dec 2020

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

3/8 Hemmings Street Dandenong VIC 3175	\$520,000	05-Aug-20
1/10 Robert Street Dandenong VIC 3175	\$500,000	24-Jul-20

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: 19 January 2021



**3/8 Hemmings Street Dandenong  
VIC 3175**

 3  1  2

Sold Price **\$520,000** Sold Date **05-Aug-20**

Distance **0.35km**



**1/10 Robert Street Dandenong VIC  
3175**

 3  1  1

Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **24-Jul-20**

Distance **0.78km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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