

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

2/21 Hemmings 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

\$435,000

&

\$450,000

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

2/28 David Street Dandenong VIC 3175	\$450,000	14-Jan-21
3/5 Fox Street Dandenong VIC 3175	\$438,500	19-Nov-20
1/16 Edgewood Road Dandenong VIC 3175	\$440,000	03-Nov-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: 18 January 2021



2/28 David Street Dandenong VIC 3175

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

14-Jan-21

 2  1  1

Distance

0.82km



3/5 Fox Street Dandenong VIC 3175

Sold Price

\$438,500

Sold Date

19-Nov-20

 2  1  1

Distance

1.7km



1/16 Edgewood Road Dandenong VIC 3175

Sold Price

\$440,000

Sold Date

03-Nov-20

 2  1  1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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