

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

12/40-42 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2020

to

30 Jun 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

7/5-7 Potter Street Dandenong VIC 3175	\$264,999	10-Mar-21
3/56 Potter Street Dandenong VIC 3175	\$265,000	14-Apr-21
5/18 Hutton Street Dandenong VIC 3175	\$265,000	25-Mar-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: 27 July 2021



7/5-7 Potter Street Dandenong VIC 3175 Sold Price **\$264,999** Sold Date **10-Mar-21**
 Distance **0.25km**

 2  1  1



3/56 Potter Street Dandenong VIC 3175 Sold Price **\$265,000** Sold Date **14-Apr-21**
 Distance **0.3km**

 2  1  1



5/18 Hutton Street Dandenong VIC 3175 Sold Price Sold Date **25-Mar-21**
 Distance **0.47km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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