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	3/21 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	$428,800	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Oct 2023	to	30 Sep 2024	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
3/5 KEYS STREET DANDENONG VIC 3175	$438,000	30-Apr-24
3/93 CLEELAND STREET DANDENONG VIC 3175	$435,000	19-Mar-24
4/3-5 EDWARD AVENUE DANDENONG VIC 3175	$420,000	20-Jun-24

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: 20 October 2024

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3/5 KEYS STREET DANDENONG VIC 3175

2 1 1

Sold Price **$438,000** Sold Date **30-Apr-24**

Distance **0.08km**



3/93 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price **$435,000** Sold Date **19-Mar-24**

Distance **0.86km**



4/3-5 EDWARD AVENUE DANDENONG VIC 3175

3 1 -

Sold Price **$420,000** Sold Date **20-Jun-24**

Distance **1.03km**

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

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