

## 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

11/3-5 HUTTON 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

\$250,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 2023

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

17/3-5 HUTTON STREET DANDENONG VIC 3175	\$295,000	05-Dec-22
11/64-66 SCOTT STREET DANDENONG VIC 3175	\$287,000	07-Jul-23
22/3-5 HUTTON STREET DANDENONG VIC 3175	\$340,000	02-Feb-23

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: 01 December 2023



**17/3-5 HUTTON STREET  
DANDENONG VIC 3175**

2 2 1

Sold Price **\$295,000** Sold Date **05-Dec-22**

Distance **0km**



**11/64-66 SCOTT STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$287,000** Sold Date **07-Jul-23**

Distance **0.26km**



**22/3-5 HUTTON STREET  
DANDENONG VIC 3175**

2 2 1

Sold Price **\$340,000** Sold Date **02-Feb-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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